CITY OF COVINA
PLANNING COMMISSION AGENDA
REGULAR MEETING, TUESDAY, NOVEMBER 22, 2016
COUNCIL CHAMBER, CITY HALL
125 EAST COLLEGE STREET
7:00 P.M.

PLEASE NOTE: THOSE WHO WISH TO ADDRESS THE PLANNING COMMISSION ON ANY ITEM ARE REQUESTED TO FILL OUT A SPEAKER'S CARD AND LEAVE IT WITH A MEMBER OF THE STAFF PRIOR TO THE ITEM BEING CALLED. THE PURPOSE OF THIS IS TO ENSURE THAT YOUR NAME AND ADDRESS ARE CORRECTLY IDENTIFIED IN THE MINUTES OF THE PLANNING COMMISSION.

CALL TO ORDER

A. Pledge of Allegiance.

B. Roll Call of Commissioners: Connors, Hodapp, Manning, McMeekin and Patterson.

C. Amendments to the Agenda.

PUBLIC COMMENTS

Citizens wishing to address the Commission on any matter **not** on the agenda may do so at this time. Citizens wishing to be heard on any matter on the agenda, please wait until that point on the agenda. **Please keep your comments to five minutes or less and try not to be repetitive.** Under the provisions of the Brown Act, the Commission is prohibited from taking action on oral requests but may refer the matter to staff or to a subsequent meeting.

CONSENT CALENDAR

All matters listed under the Consent Calendar are considered routine, and will be enacted by one motion. There will be no separate discussion on these items prior to the time the Planning Commission votes on them, unless a member of the Planning Commission requests that a specific item be removed from the Consent Calendar for discussion.

1. None.

CONTINUED PUBLIC HEARINGS

The Planning Commission will address the below-listed item in the following sequence:

- Staff Report
- Questions of staff from Commission
- Receive testimony in favor of and in opposition to the item
- Close the public hearing
- Commission comments and discussion
- Motion to approve, deny, or continue application
- Roll Call Vote

1. Continued Public Hearing to consider Conditional Use Permit (CUP) 16-007, a request to sell beer and wine for on-site consumption in conjunction with an existing sit-down restaurant, within a community shopping center in the "C-2/Neighborhood Shopping Center" zone, at 423 N. Vincent Avenue, APN: 8435-033-028.

   Staff Recommendation: Adopt **Resolution No. 2016-028PC** approving CUP 16-007.

PUBLIC HEARINGS

The Planning Commission will address the below-listed item in the following sequence:

- Staff Report
- Questions of staff from Commission
- Open the public hearing
- Receive testimony in favor of and in opposition to the item
- Close the public hearing
- Commission comments and discussion
- Motion to approve, deny, or continue application
- Roll Call Vote

1. Public Hearing to consider Conditional Use Permit (CUP) 16-016, a request to operate a beauty salon in a vacant tenant space, within a multi-tenant commercial building in the "C-3A/Regional or Community Shopping Center" zone, at 519 S. Second Avenue, APN: 8445-029-011.

   Staff Recommendation: Adopt **Resolution No. 2016-031PC** approving CUP 16-016.

2. Public Hearing to consider Conditional Use Permit (CUP) 16-006 and Site Plan Review (SPR) 16-006, a request to construct a concealed wireless communication facility and associated equipment, on a church property in the "RD-1,250/Residential – Multiple Family and Condominium" zone, at 165 W. Dexter Street, APNs: 8444-008-029 & 030.

   Staff Recommendation: Adopt **Resolution No. 2016-032PC** approving SPR 16-006 and CUP 16-006.

Concerning all Items above, pursuant to and in accordance with the provisions of the California Environmental Quality Act (CEQA) Guidelines, the City has analyzed the proposed projects and concluded that none of them will have the potential for causing a significant effect on the environment. Therefore, it has been determined that all of the proposed projects would be Categorically Exempt in accordance with Section 15301(a), Class 1 of the CEQA Guidelines. Staff's recommendation will be that the Planning Commission approve all of the Items (subject to the proposed conditions of approval for each Item).

***10-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.**

NEW BUSINESS

1. A request to consider the Site Plan Review (SPR) 16-003, for the construction of two new apartment buildings with a total of five apartments units on an existing lot located at 308 S. Barranca Avenue – APN: 8446-012-003

   Staff Recommendation: Adopt **Resolution No 2016-033PC** approving Site Plan Review (SPR) 16-003.

Pursuant to and in accordance with the provisions of the California Environmental Quality Act (CEQA) Guidelines, the City has analyzed the proposed project and concluded that it is categorically exempt and qualifies for a Class 32 In-fill Development Project (CEQA §15332), and that it would not result in any significant effects on the environment. Staff's recommendation will be that the Planning Commission approve the project subject to the conditions of approval.

2. A request to consider the re-approval of the Site Plan Review (SPR) 13-015 and Minor Variance (MV) 13-006 for the development of three residential units located at 276 W. Dexter St – APN: 8444-010-011

   Staff Recommendation: Adopt **Resolution No 2016-034PC**

Pursuant to and in accordance with the provisions of the California Environmental Quality Act (CEQA) Guidelines, the City has analyzed the proposed project and concluded that the project will not have the potential for causing a significant effect on the environment. Therefore, it has been determined that the project is Categorically Exempt in accordance with Section 15301(a), Class 1 of the CEQA Guidelines. Staff's recommendation will be that the Planning Commission approve the project subject to the conditions of approval.

3. Application Site Plan Review (SPR) 16-009, for the development of a two-story, 28-unit skilled nursing and memory care facility totaling 39,644 square feet on Masonic Homes Covina campus Parcel D, located at1650 East Old Badillo Street – APN: 8426-012-012.

   Staff Recommendation: Adopt **Resolution No. 2016-035PC** approving Site Plan Review (SPR) 16-009.

A Mitigated Negative Declaration (MND) and the Mitigation Monitoring and Reporting Program (MMRP) were adopted by the City Council in February 2008 for the Masons of California Covina Campus Master Plan Expansion in compliance with the California Environmental Quality Act (Pub. Resources Code, § 21000 et seq.) ("CEQA") and the State CEQA Guidelines (Cal. Code Regs., § 15000 et seq.). Pursuant to State CEQA Guidelines Section 15164, an addendum has been prepared for the project because some changes to the project are necessary, but none of the conditions require the preparation of a subsequent negative declaration are present. Staff's recommendation will be that the Planning Commission approve the project subject to the conditions of approval.

10-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.

GENERAL MATTERS

1. None

ADMINISTRATIVE ITEMS

1. Information and Announcements
2. Commission Comments

ADJOURNMENT

Adjourn to a regular meeting of the Planning Commission at 7:00 p.m. on December 13, 2016 in the Council Chamber of Covina City Hall.

I, Alan Carter, City Planner of the City of Covina, or his designee, hereby declare that a true and accurate copy of the forgoing agenda was posted on December 8, 2016 near the front entrance of City Hall, 125 East College Street, Covina, and on the City's official Internet Website, in accordance with Governmental Code Section 54954.2(a.)

Additional information on any agenda item can be obtained by contacting the Planning Division at 125 East College Street, Covina, or by telephoning (626) 384-5450.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, you should contact the Planning Division office at (626) 384-5450 or the California Relay Service. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting.

CITY OF COVINA

PLANNING COMMISSION AGENDA REPORT
ITEM NUMBER CPH 1
NOVEMBER 22, 2016

TO: **Chairman and Members of the Planning Commission**

FROM: **Brian K. Lee, AICP, Director of Community Development**

SUBJECT: **Conditional Use Permit (CUP) 16-007 - A request to obtain a beer and wine liquor license for on-site sale and consumption (Type 41 ABC License) for an existing sit-down eating establishment (Media Noche Cuban Cuisine) located at 423 North Vincent Avenue. (CONTINUED FROM OCTOBER 25, 2016 HEARING)**

PROJECT AND SITE DESCRIPTION

A. Project Information:

Request:	To obtain a beer and wine liquor license (Type 47 ABC License) for on-site sale and consumption for an existing restaurant.
Applicant:	Abigail Rodriquez
Property Owner:	Samuel Chmelnicki
Location:	423 N. Vincent Avenue
Assessor Parcel Map Nos.:	8435-033-028

B. Site and Surrounding Land Uses-Table 1:

	General Plan	Zoning	Existing Uses
Site	General Commercial	C-2 (Neighborhood Shopping Center)	Restaurant
North	Out of City Limits	Los Angeles County	Residential
South	General Commercial	C-2 (Neighborhood Shopping Center)	99 Cent Store
East	General Commercial	M-1 (Light Manufacturing)	Arco Gas Station/Storage Facility
West	Out of City Limits	Los Angeles County	Residential

C. Site Characteristics: "Media Noche Cuban Cuisine" is an existing restaurant located in a multi-tenant building of an existing commercial center (Vinsan Plaza), generally at the southwest corner of West San Bernardino Road and North Vincent Avenue. The existing restaurant occupies approximately 1,987 square feet of tenant space toward the north end of the building. Parking spaces are available in the front of the building with additional parking spaces available in the rear of the building.

ANALYSIS

A. Background: Media Noche Cuban Cuisine (Media Noche) is a family owned restaurant that specializes in authentic Latin American food. In January 2016, Media Noche came into the City of Covina as a new restaurant adding culinary diversity for residents in Covina. After almost a year, the applicant realized that the demand is there to offer alcoholic beverages such as beer and wine that will complement the food. Therefore, the applicant is requesting a Condition Use Permit to allow them to sell beer and wine (Type 41 ABC License) for on-site consumption for the restaurant. In the past, numerous eating establishments had been operating at this current location.

B. Proposed Uses: As stated previously the restaurant occupies about 1,987 square feet. The dining and buffet area of the restaurant is 995 square feet, which is very close to "50% dining area" minimum requirement under CMC Section 17.04.110 for Bona Fide Eating establishment criteria. The kitchen, food preparation area, service area and storage area are about 578 square feet, which is more than 20% of the total gross floor area. The storage of alcohol beverages is only 52 square feet, which is well below the 30% maximum allowed. The applicant does not propose any additional tenant improvement work related to this Conditional Use Permit request. The applicant is not proposing a bar area in the restaurant and all beer and wine will be served just like a traditional dine-in restaurant. The applicant proposes to open his restaurant Tuesday through Sunday 11:30 am to 9 pm and closes on Monday. The applicant is not proposing any entertainment.

C. Applicable Regulations: Under Covina Municipal Code (CMC) Section 17.38.030, a Conditional Use Permit is required when an existing restaurant selling any type of alcohol substantially changes its mode or character of operation. In addition, restaurants must meet the above-noted "Bona Fide Eating Establishment" criteria with regards to the size of the principle areas of the restaurant. The Planning Commission will recall that the purpose of this criteria is to ensure that the layout of an eating establishment resembles a sit-down restaurant, as opposed to a bar, cocktail lounge, or nightclub.

D. Compatibility of Land Use: The existing restaurant use is within a multi-tenant building which has many compatible uses, such as other restaurants and various retail and service businesses.

E. Access and Circulation: The public has access to the restaurant entrance off of San Bernardino Road and Vincent Avenue. They both function as a two-way driveway.

F. Parking: The total parking required for the restaurant is 20 parking stalls. As previously stated, parking is provided along the main entrance of the building and extra parking is available in the southeast side of the restaurant. The Vinsan Plaza shopping center has roughly 225 parking spaces for the 90,500-square feet of commercial spaces that comprise the commercial facility. Per CMC, Section 17.72.010, the parking requirement for an eating establishment is one (1) parking space per each 100 square feet gross floor area for eating establishments that are greater than 1,000 square feet. The required on-site parking for the business and for this commercial center is considered to be provided because of the existing legal non-conforming status.

G. Public Safety and Welfare: The Police Department does not oppose the establishment of the beauty salon as long as the business complies with all the conditions of approval. Any future proposed change in the mode or character of operation of the establishment, as noted above, would warrant a new CUP and further Police review.

FINDINGS OF FACTS FOR CONDITIONAL USE PERMIT

In order to approve the Conditional Use Permit application, the Planning Commission must make the findings listed under CMC 17.62.120 and as listed below:

A. That the site for the use is adequate in size and shape to accommodate the proposed use.

Fact: The approximately 1,987 square-foot tenant spaces in which the sit-down restaurant with the beer and wine sales activities would function appear to be large enough to accommodate the business use. No expansion or tenant improvements will be conducted for this proposal. The required on-site parking for the business is considered to be provided (based on the legal non-conforming status of the commercial center).

B. That the streets adjacent to the use are adequate to handle the traffic generated.

Fact: The surrounding streets, San Bernardino Road, and North Vincent Avenue, have sufficient widths and capacities to safely accommodate the relatively minor additional daily trips that the beer and wine sales function at the restaurant would generate.

C. That the use will have no adverse effect on abutting properties.

Fact: The subject restaurant in which beer and wine sales would be allowed under this approval is sufficiently buffered from the closest residential properties (single family residences to the north and west) by the walls and window elements of the underlying building, by different sections of the parking lot, and by the surrounding public streets. In addition, the conditions of approval will provide the City and, in particular, the Police Department, with adequate safeguards for preventing any potential negative impacts.

D. That the proposed use does not affect the public health, safety and general welfare of the community.

Fact: The proposed use would only involve the serving of beer and wine in conjunction with a typical sit-down restaurant. The overall business would comply with the required Bona Fide Eating Establishment criteria under Section 17.04.100 of the Covina Municipal Code (CMC), which generally calls for eating establishments with related beer, wine, and/or liquor sales for on-site consumption to be designed and function as a restaurant, as opposed to a bar or cocktail lounge. In addition, no major public health- or safety-related impacts have been identified during project review. The Police Department, as stated above in this report, has reviewed the proposal and does not oppose the approval of the CUP application as long as the business complies with all of the associated conditions of approval.

PUBLIC HEARING NOTICE AND NOTIFICATION

The applicant was given a copy of the staff report. The public hearing notice was published in the San Gabriel Valley Tribune on October 10, 2016 for the October 25, 2016 meeting. All property owners within a radius of 300 feet from the overall project site were mailed notices of the October 25, 2016-Planning Commission public hearing on October 6, 2016. This is a continued public hearing from the October 25, 2016 meeting. Additionally, the public hearing notice was published again in the San Gabriel Valley Examiner on November 10, 2016 for the continued public hearing of October 25, 2016.

ENVIRONMENTAL DETERMINATION

Pursuant to Section 15301(a) of the California Environmental Quality Act (CEQA) Guidelines, the Planning staff has determined that the project is categorically exempt from environmental review. The project qualifies as a Class A exemption which covers the permitting and minor alterations of existing structures that involve negligible or no expansion of a use beyond that existing at the time of a lead agency's original determination. The staff finds that there is no substantial evidence that the project will have a significant effect on the environment.

RECOMMENDATION

Staff recommends that the Planning Commission approve application Conditional Use Permit (CUP) 16-007 through the adoption of Resolution 2016-028 PC with conditions of approval.

Prepared by:

Edgar Gonzalez
Contract Planner

Approved by:

Brian K. Lee, AICP
Director of Community Development

EXHIBITS

A. Area Map
B. 300-foot Radius Map
C. Application Materials
D. Floor Plans
E. Draft Resolution 2016-028 PC with Conditions of Approval

EXHIBIT A

CITY OF COVINA

CONDITIONAL USE PERMIT (CUP) 16-007

SUBJECT SITE

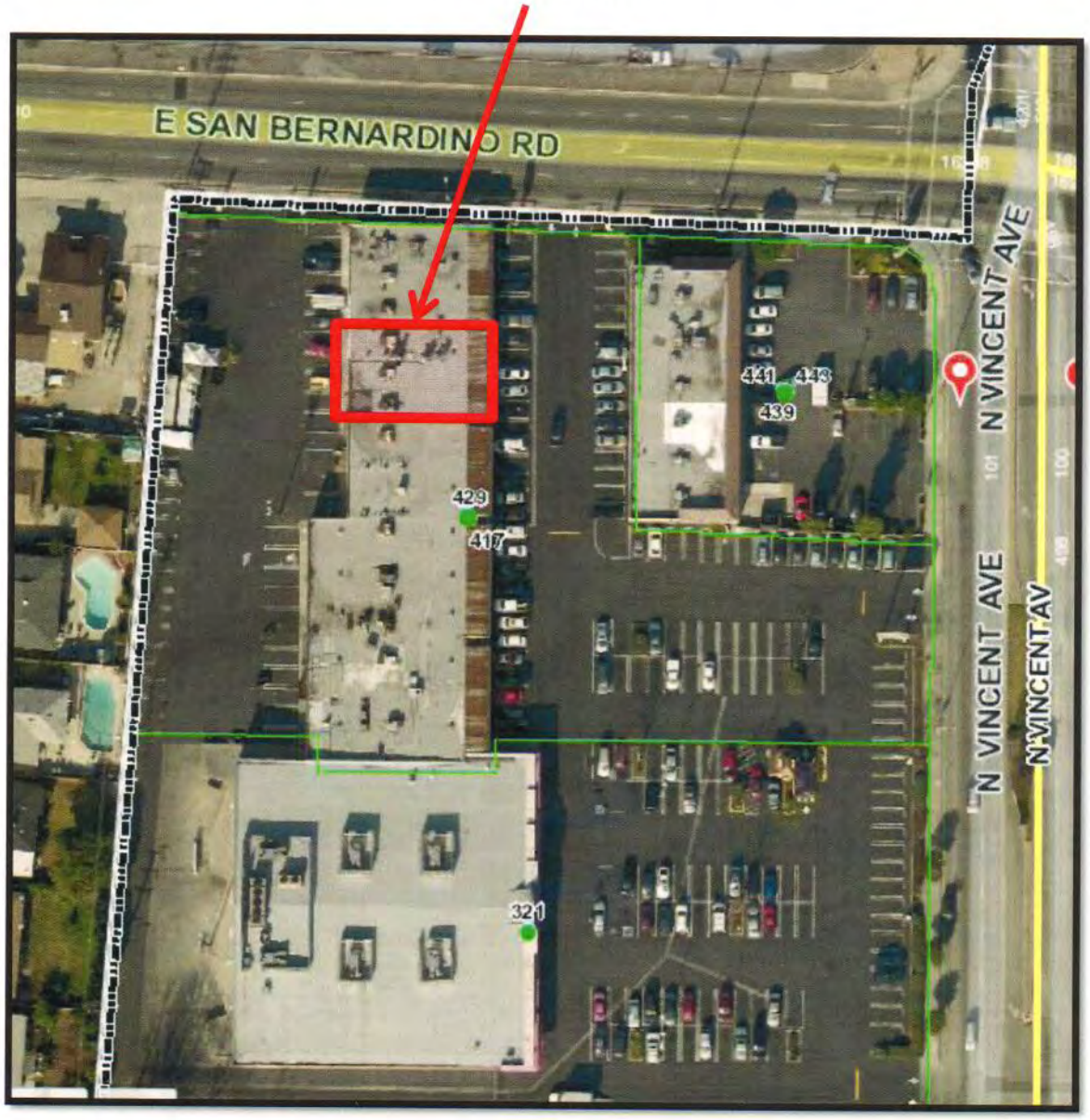


EXHIBIT A

EXHIBIT B

TITLE: OWNERSHIP MAP

ADDRESS:
423-25 N VINCENT AVE
COVINA CA 91722

PROPERTY OWNER(S):
CHIMELNICKI SAMSAMUEL CHIMELNICKI
155 S FORMOSA AVE
LOS ANGELES CA 90036-2815

APPLICANT(S):
REYNOSO DESIGN STUDIO
17832 ETNA PL
COVINA CA 91722
(626) 536-7786

LEGAL DESCRIPTION:
TRACT NO 27033 LOT COM AT SE COR OF LOT 1 TH N ON E LINE OF SD LOT 194.63 FT TH N 89°49'41" W 220.47 FT TH S 0°10'19" W 17.5 FT TH N 89°49'41" W 90 FT TH N ... SEE MAPBOOK FOR MISSING PORTION ... PART OF LOT 1; TRACT NO 27033 LOT COM N 0°10'19" E 194.63 FT FROM SE COR OF LOT 1 TH N 89°49'41" W 220.47 FT TH S 0°10'19" W 17.5 FT TH N 89°49'41" W 90 FT TH N 0°10'19"
... SEE MAPBOOK FOR MISSING PORTION ... BEG PART OF LOT 1

APN:
8435-033-023, 028

ACREAGE: ± 3.610

THOMAS GUIDE: LOS ANGELES COUNTY
PAGE/GRID: 598/G5

RADIUS: 300 **DATE:** MARCH 17, 2016

SCALE: 1" = 150 **NORTH:** ↑

PROJECT:	0316- 111	DRAWN:	SS
SHEET:	1 OF 1	REVISIONS:	
INDEX:	TITLE:	DATE:	BY:
1	OWNERSHIP MAP		

FOR DEPARTMENT USE

CASE NO. _____

RECEIVED BY: _____

DATE: _____

SZETO + ASSOCIATES
LAND USE ENTITLEMENT CONSULTANTS
CONDITIONAL USE • VARIANCE • SUBDIVISION CONSULTING
ZONING • LICENSING • LAND USE PLANNING • RADIUS MAPS

CERTIFIED PROPERTY OWNER'S LIST

AFFIDAVIT

State if California)
ss:
County of Los Angeles)

I, STANLEY SZETO **, herby certify that the attached list contains the names and addresses of all persons to whom all property is assessed as they appear on the latest available assessment roll of the County within the area described and for a distance of three hundred (300) feet from the exterior boundaries of property legally described as:**

423-25 N VINCENT AVE COVINA CA 91722

APN: 8435-033-023, 028

576.50 ACRE TRACT KNOWN AS W R ROWLAND TRACT 0.54 MORE OR LESS AC BEING EX OF STS LOT COM S 79¢28' E 169.11 FT FROM NW COR OF LOT 34 TH S 79¢28' E 101.7 FT TH ... SEE MAPBOOK FOR MISSING PORTION ... LOT 34

Date: MARCH 17, 2016

Signed:

Print: STANLEY SZETO

State of California)
)
County of Los Angeles)

BENNY YEE
Commission # 2066745
Notary Public - California
Los Angeles County
My Comm. Expires May 3, 2018

Subscribed and sworn to before me this 17th day of March, 20 16
by Stanley Szeto,
proved to me on the basis of satisfactory evidence to be the person who appeared before me.

Benny Yee

Benny Yee - notary public

FILE THIS COPY TO:
CITY OF COVINA
125 E COLLEGE ST
COVINA CA 91723
REMOVE THIS LABEL PRIOR TO FILING

1) 8435-033-023, 028
CHMELNICKI SAM/SAMUEL CHMELNICKI
155 S FORMOSA AVE
LOS ANGELES CA 90036-2815

2) 8434-013-003
ROBIFAAN LLC
3015 CLEARWOOD CT
FULLERTON CA 92835-4311

3) 8434-013-004
HAY SHAHRIAR & SHAHRAM
1405 S MONTEZUMA WAY
WEST COVINA CA 91791-3741

4) 8434-015-026
PALACE PROPERTIES LLC
1575 PLACENTIA AVE
NEWPORT BEACH CA 92663-2813

5) 8434-015-029
WILSHIRE NOTE 26 LLC
18034 VENTURA BLVD #402
ENCINO CA 91316-3516

6) 8434-015-036
KIANG RAYMOND (TE) & JENNIE (T/KIANG)
PO BOX 320099
ALEXANDRIA VA 22320-4099

7) 8434-015-039
STORAGE PORTFOLIO I LLC
222 N VINCENT AVE
COVINA CA 91722-3904

8) 8435-003-001
BAGON DANILO R (TE)/BAGON VIOLETA (TE)
16375 E SAN BERNARDINO RD
COVINA CA 91722-3901

9) 8435-003-002
DEL MURO PEDRO & YOLANDA
16369 E SAN BERNARDINO RD
COVINA CA 91722-3901

10) 8435-003-003
URQUIZA JOHNNY & MARGARET
16361 E SAN BERNARDINO RD
COVINA CA 91722-3901

11) 8435-003-004
GARZA BEVERLY
16355 E SAN BERNARDINO RD
COVINA CA 91722-3901

12) 8435-003-005
GAMBOA MARTIN & NICANDRA
16349 E SAN BERNARDINO RD
COVINA CA 91722-3901

13) 8435-003-006
MEJIA ALEJANDRO/DURAN SUSANA
16343 E SAN BERNARDINO RD
COVINA CA 91722-3901

14) 8435-003-007
SIMS CORINA L
16335 E SAN BERNARDINO RD
COVINA CA 91722-3901

15) 8435-003-008
CARRUBTHERS MARK B & BARBARA A
4204 N MORADA AVE
COVINA CA 91722-3312

16) 8435-003-009
PEREZ ROBERT & BECKY
4214 N MORADA AVE
COVINA CA 91722-3312

17) 8435-003-010
AGUILAR LOURDES M
16334 E MC GILL ST
COVINA CA 91722-3310

18) 8435-003-011
ZUNIGA CARLOS E
16342 E MC GILL ST
COVINA CA 91722-3310

19) 8435-003-012
TRINH STEVEN V & ANNETTE
1302 E IDAHOME ST
WEST COVINA CA 91790-2327

20) 8435-003-013
PARKER PENELOPE A
16354 E MC GILL ST
COVINA CA 91722-3310

21) 8435-003-014
SALAS CARLOS F
16360 E MC GILL ST
COVINA CA 91722-3310

22) 8435-003-015
DE LA ROSA GREGORY J/MURGA
ESMERALDA D
16368 E MC GILL ST
COVINA CA 91722-3310

23) 8435-003-016
MEZA BERNARDO
16374 E MC GILL ST
COVINA CA 91722-3310

24) 8435-004-021
MERCHANT ACELA A
4211 N MORADA AVE
COVINA CA 91722-3311

25) 8435-004-022
JOHNSON TERESA/LUCAS WILLARD R JR
4205 N MORADA AVE
COVINA CA 91722-3311

26) 8435-032-008
CRUZ LINDA M
4044 N HARTLEY AVE
COVINA CA 91722-3915

27) 8435-032-009
CHAVEZ LOUISE
4102 N HARTLEY AVE
COVINA CA 91722-3917

28) 8435-032-010
SPENCER JESSICA E & RICARDO G/SPENCER
MARIA C
4108 N HARTLEY AVE
COVINA CA 91722-3917

29) 8435-032-011
JAZYK ISABEL
4114 N HARTLEY AVE
COVINA CA 91722-3917

30) 8435-032-012
LUONG TONY & STEPHANIE
4120 N HARTLEY AVE
COVINA CA 91722-3917

31) 8435-032-013
SOSBEE PEGGY M & ROBERT C/SOSBEE
4126 N HARTLEY AVE
COVINA CA 91722-3917

32) 8435-032-014
SHAY DANIEL P
4132 N HARTLEY AVE
COVINA CA 91722-3917

33) 8435-032-015
ALVAREZ RICHARD & DENISE R
4138 N HARTLEY AVE
COVINA CA 91722-3917

34) 8435-032-016
FLORES ROSA M
11360 COUNTRYSIDE DR
FONTANA CA 92337-7660

35) 8435-032-017
JARVIS MAUREEN L
4145 N MORADA AVE
COVINA CA 91722-3920

36) 8435-032-018
NAKAMURA JOHN
4139 N MORADA AVE
COVINA CA 91722-3920

37) 8435-032-019
HSU IWEN
PO BOX 47
MONTEREY PARK CA 91754-0047

38) 8435-032-020
SULLIVAN PATRICIA
4127 N MORADA AVE
COVINA CA 91722-3920

39) 8435-032-021
PULLIN PAUL E (TE) & MONICA H/MONICA
PAUL & PULLIN
2288 CAMINO ROBLEDO
CARLSBAD CA 92009-9354

40) 8435-032-022
LAI TOM/QUACH JANELLE I
4115 N MORADA AVE
COVINA CA 91722-3920

41) 8435-032-023
TAN PHILLIP B/LEE CHAT M
4109 N MORADA AVE
COVINA CA 91722-3920

42) 8435-032-024
CAMMILLERI JOHN P & ANNA M
4103 N MORADA AVE
COVINA CA 91722-3920

43) 8435-032-025
FREEMAN ALLEN D & JOHANNA L
120 BILLY JOE FOX DR
BURNET TX 78611-3579

44) 8435-032-026
PAREDES JOSE & TRINIDAD
4039 N MORADA AVE
COVINA CA 91722-3918

45) 8435-032-027
MONTGOMERY CAROLE L & MICHAEL L
1137 W BRIDGER ST
COVINA CA 91722-3513

46) 8435-032-028
JIMENEZ JOSE M JR
4027 N MORADA AVE
COVINA CA 91722-3918

47) 8435-033-001
AL WITTIG BUILDERS INC
16332 E SAN BERNARDINO RD
COVINA CA 91722-3946

48) 8435-033-005
MONTGOMERY MAC A
4020 N MORADA AVE
COVINA CA 91722-3919

49) 8435-033-006
LEWIS CONTESSA D & ELLIS JR
4026 N MORADA AVE
COVINA CA 91722-3919

50) 8435-033-007
MCQUILLAN CAROLE M
4032 N MORADA AVE
COVINA CA 91722-3919

51) 8435-033-008
LLERENA GALO/VALENZUELA NICOLAS
4038 N MORADA AVE
COVINA CA 91722-3919

52) 8435-033-009
SANCHEZ GABRIEL & LOURDES
4044 N MORADA AVE
COVINA CA 91722-3919

53) 8435-033-010
SMITH JERRY E & VIRGINIA I
4855 ORANGE BLOSSOM LN
CHINO CA 91710-1747

54) 8435-033-011
CHAN JOE/HUYNH BINH T
4108 N MORADA AVE
COVINA CA 91722-3921

55) 8435-033-012
GONZALEZ ANTONIA G
4114 N MORADA AVE
COVINA CA 91722-3921

56) 8435-033-013
MCKEEN FAMILY TRUST
4120 N MORADA AVE
COVINA CA 91722-3921

57) 8435-033-014
PALOMINO SALVADOR
4126 N MORADA AVE
COVINA CA 91722-3921

58) 8435-033-015
MENDEZ CARLOS & RUTH J
4130 N MORADA AVE
COVINA CA 91722-3921

59) 8435-033-016
SEGELKEN CHRISTINE L
4136 N MORADA AVE
COVINA CA 91722-3921

60) 8435-033-017
TATUSHAN CORP
2752 SALEROSO DR
ROWLAND HEIGHTS CA 91748-4369

61) 8435-033-024
CHMELNICKI SAMUEL
155 N FORMOSA AVE
LOS ANGELES CA 90036

62) 8435-033-025
LIME TREE PROPERTIES LLC &/RINGEL
JORDAN A
24262 WALNUT ST #1
NEWHALL CA 91321-2965

63) 8435-033-800
SO CALIF EDISON
2244 WALNUT GROVE AVE
ROSEMEAD CA 91770

REYNOSO DESIGN STUDIO
17832 ETNA PL
COVINA CA 91722

SZETO + ASSOCIATES
879 W ASHIYA RD
MONTEBELLO CA 90640

EXHIBIT C

Standard Application Form – 1

Community Development Department – Planning Division
125 East College Street • Covina, California 91723 • (626) 384-5450 / Fax: (626) 384-5479

Applicant Information

Name of Proposed Project: Media Noche Cuban Cuisine		Staff Use Only 4/5/16
Project Address: 423 N. Vincent Ave Covina CA		MUNIS NO: 5803
Assessor's Parcel Number: 8435-033-028		
Phone: (562) 371-4802	E-Mail: abbyrodriguez	FILE NO: CUP 16 007
Applicant Name: Abigail Rodriguez President		
Applicant Address: 1018 N. Contour St La Habra		
Property Owner Name: SAMUEL CHMELNICKI		
Property Owner Address: 155 S. FORMOSA, L.A. 90036		

Project Type

Please check the type of project review requested. If you are applying for more than one review you may check all that apply.

- ☐ Artificial Turf Permit
- ☐ Administrative Use Permit
- ☐ Conditional Use Permit
- ☐ Development Agreement
- ☐ General Plan Amendment
- ☐ Historic Structure Designation
- ☐ Lot Line Adjustment
- ☐ Pre-Application Review
- ☐ Planned Community Development (PCD)
- ☐ PCD Amendment
- ☐ Public Convenience or necessity (ABC)
- ☐ Site Plan Review-Major
- ☐ Site Plan Review-Minor (Residential)
- ☐ Site Plan Review-Minor (Non-Residential)
- ☐ Tentative Parcel Map
  - ☐ Time Extension
- ☐ Tentative Tract Map
  - ☐ Time Extension
- ☐ Tree Preservation Permit
  - ☐ Minor
- ☐ Vacation of Alley, Easement, Street
- ☐ Variance
- ☐ Variance (Minor)
- ☐ Zoning Ordinance Amendment/ Zone Change
- ☐ _____ (Other)
- ☐ _____ (Other)

Project Description

Detailed Description of Proposed Project (Attach Additional Sheets If Necessary)

ALCOHOL SALES

Owner Certification

I certify that I am presently the legal owner of the above described property. Further, I acknowledge the filing of this application and certify that all of the above information is true and correct. If applicant is different from the legal property owner, a property owner's authorization form must accompany this application.

Date: 3/15/16 Signature: _____

Print Name and Title: SAMUEL CHMELNICKI, OWNER (BUILDING)

STAFF USE ONLY			
Date Received:	Received by:	Fees:	Receipt No:

Standard Application
Project Contact List

Community Development Department – Planning Division
125 East College Street • Covina, California 91723 • (626) 384-5450 / Fax: (626) 384-5479

The following information must be completed and submitted with new applications: (Print or type all information entered)

Staff Use Only
FILE NO.:
MUNIS:
RELATED FILES:

Project Location: 423 N. VINCENT AVE

Applicant: DANNY REYNOSO

Primary Contact Person: DANNY Reynoso
Reynoso Design Studio

Address: 17832 E EDNA PL

Phone: 626-536-7786 | *Fax:* | *E-mail Address:* Reynosodesignstudio@gmail.com

Secondary Contact Person: *(Please Specify Name, Company, Title)* Abigail Rodriguez, Media Noche Cuban Cuisine, President

Address: 1010 W. Concourse, LA HABRA

Phone: 562-371-4802 | *Fax:* | *E-mail Address:* abbyjrodriguez

Legal Property Owner: Samuel Chmelnicki

Address: 1525 S. Formosa

Phone: | *Fax:* | *E-mail Address:* Judycidelew@yahoo.com

Architect: Reynoso Design Studio *Contact Person:* Danny Reynoso

Address:

Phone: 626-536-7786 | *Fax:* | *E-mail Address:*

Engineer *Contact Person:*

Address:

Phone: | *Fax:* | *E-mail Address:*

Landscape Architect *Contact Person:*

Address:

Phone: | *Fax:* | *E-mail Address:*

Standard Application – 2
Property Owner's Authorization Form

Community Development Department – Planning Division
125 East College Street • Covina, California 91723 • (626) 384-5450 / Fax: (626) 384-5479

List the name(s) and address(es) of all property owner(s).

1. Owner Name: Samuel Chmelnicki
   Complete Address:
   Email: jdyeideles@yahoo.c Phone:
2. Owner Name:
   Complete Address:
   Email: Phone:
3. Owner Name:
   Complete Address:
   Email: Phone:

Certification Statement

This letter shall serve to notify you and certify that I/we am/are the legal owner(s) of the property described in the attached application and do hereby authorize:

Applicant's Name: DANNY REYNOSO Phone: 626-336-7786
Applicant's Complete Address: 17832 E. EDNA PLACE, COVINA Email: Reynosodesignstudio@gmail.com

To file and present my/our interest for the referenced application(s):

Name (printed): Samuel Chmelnicki
Title: OWNER Date: 3.15.16

Signature:

Standard Application – 3
Project Description Form

Community Development Department – Planning Division
125 East College Street • Covina, California 91723 • (626) 384-5450 / Fax: (626) 384-5479

The following information must be completed and submitted with new applications: (Print or type all information entered)

A. General Information

Project Address or Assessor's Parcel Number: 8435-033-028

Site Area: _____ Building Area: 1,990 # Building Height: _____ No. of Floors: 1

Total anticipated number of employees: 4-5 Max shift: 8 HRS Hours of operation: 10-9

Does the business involve the sale of any food or beverages? ☐ No ☐ Yes

Will the project be built in phases? ☒ No ☐ Yes If **YES**, a phasing plan is required to be submitted.

Will any permits be required from agencies other than the City (including a Hazardous Materials Business Plan)?

☒ No ☐ Yes If yes, list: _____

Will the project use, store, or dispose of potentially hazardous chemicals, materials, toxic substances, flammables or explosives? ☒ No ☐ Yes If yes, describe: _____

If any of the above answers are **YES**, please describe in detail on a separate sheet.

B. Existing Land Uses of the Subject and Surrounding Properties

Subject property: COMMERCIAL / RETAIL USE

North: RESIDENTIAL

East: COMMERCIAL

South: VACANT LAND / COMMERCIAL

West: RESIDENTIAL

C. Physical Site

Will the project modify existing natural features? ☒ No ☐ Yes If **YES**, please describe in detail on a separate sheet?

Estimated cubic yards of grading involved in the project: ☒ None ☐ Cut = _____ Fill = _____

What is the maximum height and grade of constructed slopes? —

D. Archaeological/Historical

Is the project located in an area of archaeological or historical sensitivity as identified in the Covina General Plan?

☒ No ☐ Yes If **YES**, please describe in detail on a separate sheet.

E. Flora and Fauna

Describe the types of vegetation and trees in the project area: —

Number of Oak trees on the site: Ø Number of Oak trees to be removed: — a Tree Permit application must be obtained

Describe the types of wildlife found in the project area: —

F. Noise

Will the project increase noise levels within the project area of surrounding neighborhood?

☑ No ☐ Yes If **YES**, please describe in detail on a separate sheet

Will the project increase the amount of light, vibration, dust, ash, smoke, or odors during construction or after development? ☑ No ☐ Yes If **YES**, please describe in detail on a separate sheet.

G. List of Attached Environmental Reports

Contact person for environmental: _____ Phone: _____

Environmental firm: _____ E-mail: _____

Mailing Address: _____

H. Certifications

Government Code Section 65962.5 requires the Planning Division to make available to applicants the most current list of "Identified Hazardous Waste Sites" from the State Office of Planning and Research. The list is available on the web at www.dtcs.ca.gov under Mandated Web Site Postings.

All applicants must complete and sign the following statement in order for the Planning Division to deem the application complete.

"I, DANNY REYNOSO, certify that I have reviewed the list of "Identified Hazardous Waste Sites" from the Office of Planning and Research and have determined that the site that is the subject of this application is not on said list."

I hereby certify that to the best of my ability, the statements furnished above and the exhibits submitted with this application present the data and information required for this initial evaluation and that the facts, statements, and information presented are true and correct to the best of my knowledge. Furthermore, I understand that failure to provide the plans and information required may result in this application not being accepted as complete for planning and processing.

Name (printed): DANNY REYNOSO Date: 3·15·16

Signature: [signature]

Representative for: Samuel Chmelnick,

Title: OWNER

CHECKLIST FOR
Conditional Use Permit – Non Development

Community Development Department – Planning Division
125 East College Street • Covina, California 91723 • (626) 384-5450 / Fax: (626) 384-5479

All property in Covina is divided into zones. Each zone is designated with certain permitted, conditional and prohibited uses for the land. The purpose of a "conditional use permit" is to allow for a special review and a determination if the proposed use or the location of that use is compatible with the surrounding uses. In reviewing a conditional use permit application, the staff and Planning Commission will evaluate such items as a building placement, massing, and size, characteristic of the use, traffic generation, noise, hours of operation, adequacy of parking, circulation, proposed intensity, landscaping and overall compatibility of the use with adjoining properties and other related development impacts. Conditions may be imposed as necessary to insure that the proposed use will be compatible with the surrounding properties and environment. The Planning Commission is required to hold at least one public hearing on the Conditional Use Permit Application. At least 10 days prior to the meeting, owners of property within 300 feet of the subject site will be notified by mail of the forthcoming hearing, and a notice of the public hearing will be posted. The Planning Commission's decision is final, unless an appeal is filed. For further information, refer to Covina Municipal Code Section 17.62.

SECTION 1: Filing Requirements

- ☐ Standard Application Form
- ☐ Property Owner's Authorization Form, Project Contact List Form, Project Description Form
- ☐ Ten (10) sets of the development plan (see Section 4) to be reviewed by staff for completeness and accuracy
- ☐ 2 USB portable drives and/or CD of the development plans, additional documentation, maps, labels, etc.
- ☐ Filing Fees (see Section 2)

SECTION 2: Filing Fees

Contact the Planning Division to determine which fees are applicable

- ☐ Conditional Use Permit ..... See current fee list
- ☐ Public Works – Environmental Services $40

SECTION 3: Plan Preparation Guidelines

Plans not conforming to these guidelines will not be accepted for processing

- ☐ 1. All plans shall be drawn on uniform size sheets no greater than 24" by 36" in size
- ☐ 2. All plans shall be drawn to an engineering scale of 1" = 20', 1" 30', 1" = 40', or 1" = 50' with the scale clearly labeled and with the north arrow oriented towards the top of the sheet
- ☐ 3. All required plans shall be collated and stapled together as an individual development plan set; each set shall be folded to the size of 8" by 13" and secured with a rubber band
- ☐ 4. All plans shall be clear, legible, and accurately scaled

SECTION 4: Contents of Development Plans

The items listed below are considered a minimum; additional information may be necessary for clarification during the review process

- ☐ **A. Detailed Site Plan shall include the following:**
  - ☐ Name, address, and phone number of the applicant and the author of the plan (architect, engineer, etc.)
  - ☐ Property lines with lot dimensions
  - ☐ Dimensioned locations of:
    - ☐ Setbacks (actual) from all buildings to street curb face and the side and rear property lines
    - ☐ Existing street dedications and improvements, including curbs, gutters, sidewalks, and paving widths

- ☐ Nearby areas and driveways
- ☐ Dimensions and square footage of all buildings, structures including the main house, garage, porches, decks, patios and sheds
- ☐ Distances between buildings and/or structures

☐ Location, height, and materials of the walls and fences (Sections if required)

☐ Existing improvements to the property, and the location of the proposed uses

☐ **B. Elevations shall include the following:**

☐ All sides of building elevations for all existing and proposed building and structures. Label North, South, East West elevations

☐ Label all existing and proposed building materials

☐ **C. Floor Plan shall include the following:**

Residential

☐ All floors, including labels use of each room (bedroom, kitchen, game room, etc.)

☐ Dimension all exterior walls, doors, windows, and room sizes

Non-Residential

☐ The proposed seating arrangement and number of seats and aisle-ways

☐ The location of interior uses (i.e. office, bathroom, waiting area, etc.)

☐ Dimension all room sizes, corridors and hallways, and aisle widths

☐ Show existing and proposed improvements

☐ Churches and schools shall also indicate location of public assembly rooms (i.e., sanctuary or other meeting rooms for 50 or more persons) and classrooms, nurseries, exit pathway and doors, location of existing or proposed 1-hour fire-rated walls, and label the number of children and adults in each classroom

☐ **D. Roof Plans shall include the following: (if applicable)**

☐ Show locations of existing and new roof mounted equipment and/or projections

☐ Cross sections showing roof parapet can screen the roof mounted equipment and/or projections

SECTION 5: See attached Sample Site Plan, Floor Plan and Elevations

NOTE: After the Conditional Use Permit is approved by the Planning Commission, please contact Building & Safety Division for additional and specific requirements and fees for Building Plan Review Submittal.

Media Noche
CUBAN CUISINE

To Whom It May Concern:

My name is Abigail Rodriguez and I am reaching out to you on behalf of Media Noche Cuban Cuisine to request a beer and wine license for the company. We are a family owned and operated business that have opened our doors approximately one year ago and we pride ourselves in providing customers with an authentic taste of Latin American food.

As business owners we feel that by not offering beer and wine, we are not meeting the full demands of our customers and that we are missing out on a revenue making and business growth opportunity. As part of the experience, many of our dishes would be elevated if they were accompanied by the appropriate beverage. To name a few: the Ropa Vieja or Churasco plate, should typically be accompanied by a red wine, our Cuban sandwiches are complimented with a beer and our Pollo Asada is enhanced with a white wine.

Please approve our request to obtain a beer and wine license to be able to properly provide the perfect dining experience and meet the demands our customers so that they can continue to visit our restaurant and spread the word and we can attract more clients. We strongly believe that without this license, the future and continued success of our business is uncertain. Thank you for your time and consideration.

Sincerely,

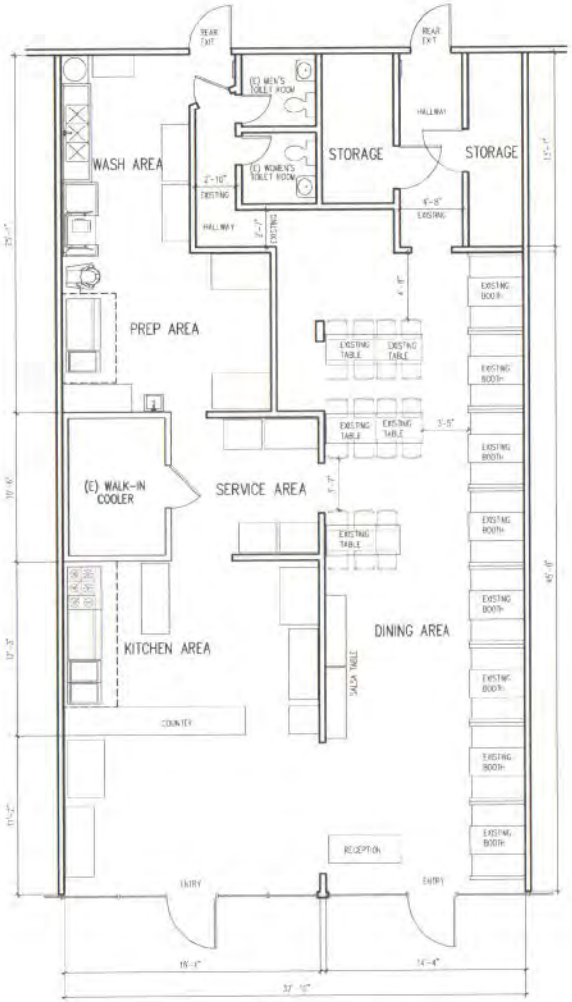
Abigail Rodriguez

Hours of Operation

Monday- Closed

Tuesday – Sunday- 11:30 AM – 9:00 PM

EXHIBIT D



EXISTING FLOOR PLAN

SCALE: 1/4" = 1'-0"

AREA ANALYSIS:		
EXIST'G AREA	1,987 SQ. FT	
DINING AREA	995 SF	50%
PREP AREA	166 SF	36%
KITCHEN	232 SF	
WASH AREA	129 SF	
SERVICE AREA	98 SF	
WALK-IN COOLER	82 SF	
ALCOHOL STORAGE	52 SF	5%
STORAGE	53 SF	
TOILET ROOMS	62 SF	9%
MISC. - HALLWAY	128 SF	
TOTAL COMBINED AREA:	1,987 SF	

REYNOSO
design studio

1037 N. CALERA AVE.
COVINA, CA 91722
626-536-7786
designer: DANNY REYNOSO
ReynosoDesignStudio@gmail.com

These drawings and specifications are the property and copyright of Reynoso Design Studio and shall not be used on any other work except by written agreement from Reynoso Design Studio. Written dimensions take preference over scaled dimensions and shall be verified on the job site and any discrepancy shall be brought to the attention of RD Studio, prior to commencement of work.

CLIENT:
MEDIA NOCHE CUBAN CUISINE
425 N. VINCENT
COVINA, CA 91722

LOCATION:
425 N. VINCENT
COVINA, CA 91722

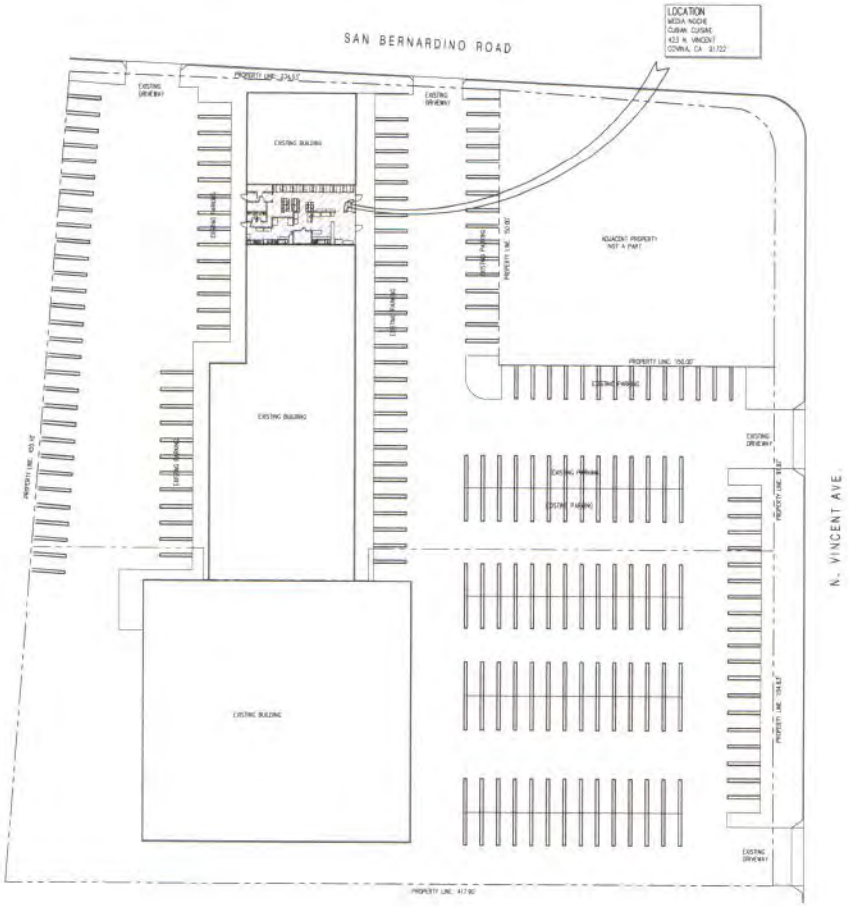
DRAWING TITLE:
EXISTING FLOOR PLAN

PROJECT NO: 1987
PHASE:
DATE: 040116
SCALE: 1/4" = 1'-0"
DRAWN BY: W

REVISIONS:
DATE: REVISION

SHEET NUMBER:

A1



SITE PLAN
SCALE: 1/8" = 1'-0"

REYNOSO
design studio

1037 N. CALERA AVE.
COVINA, CA 91722
626-536-7786
Designer: DARRY REYNOSO
ReynosoDesignStudio@gmail.com

These drawings and specifications are the property and copyright of the Reynoso Design Studio and shall not be used on any other work except by written authorization from Reynoso Design Studio. Written dimensions shall have precedence over scaled dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job site. Any discrepancy shall be reported to the Reynoso Design Studio, Inc. or the Contractor shall be held responsible for any discrepancy.

N. VINCENT AVE.

CLIENT:
MEDIA NOCHE CUBAN CUISINE
433 N. VINCENT
COVINA, CA 91722

LOCATION:
433 N. VINCENT
COVINA, CA 91722

DRAWING TITLE:
SITE PLAN

PROJECT NO: 1541
PHASE:
DATE: 04-01-14
SCALE: 1/8" = 1'-0"
DRAWN BY: JR

REVISIONS:
DATE REVISION

SHEET NUMBER:

SP1

EXHIBIT E

RESOLUTION NO. 2016-028 PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COVINA, CALIFORNIA APPROVING A CONDITIONAL USE PERMIT (CUP) 16-007, FOR THE ON-SALE BEER AND WINE IN CONJUNCTION WITH AN EXISTING SIT-DOWN RESTAURANT LOCATED AT 423 NORTH VINCENT AVENUE – APN: 8435-033-028

WHEREAS, Abigail Rodriguez (Applicant), on behalf of the property owner, Samuel Chmelnicki, has filed a Conditional Use Permit (Project) to permit on-sale beer and wine in conjunction with an existing sit-down restaurant located at 423 North Citrus Avenue, California 91722 (Property); and

WHEREAS, on November 22, 2016, the Planning Commission conducted a duly noticed public hearing at which time oral and written comments received prior to or at the public hearing together with a written recommendation from the Planning Division was presented to the Planning Commission. The Planning Commission concluded said hearing on that date.

WHEREAS, all legal perquisite prior to the adoption of this Resolution have occurred.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF COVINA, CALIFORNIA DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The foregoing recitals are true and correct and are incorporated herein and made an operative part of this Resolution.

SECTION 2. Based upon the entire record made available at the November 22, 2016 public hearing, the staff report, the oral presentation, and related documents submitted to the Planning Commission prior to and at the public hearing, the Planning Commission hereby finds and determines as follows:

A. CUP Findings (CMC 17.62.120):

1. That the site for the use is adequate in size and shape to accommodate the proposed use.

   Fact: The approximately 1,987 square-foot tenant space in which the sit-down restaurant and beer and wine sales activities would function appear to be large enough to accommodate the business use. No expansion or tenant improvements will be conducted for this proposal. The required on-site parking for the business is considered to be provided (based on the legal non-conforming status of the commercial center).

2. That the streets adjacent to the use are adequate to handle the traffic generated.

   Fact: The surrounding streets, San Bernardino Road, and North Vincent Avenue, have sufficient widths and capacities to safely accommodate the

relatively minor additional daily trips that the beer and wine sales function at the restaurant would generate.

3. That the use will have no adverse effect on abutting properties.

   Fact: The subject restaurant in which beer and wine sales would be allowed under this approval is sufficiently buffered from the closest residential properties (single family residences to the north and west) by the walls and window elements of the underlying building, by different sections of the parking lot, and by the surrounding public streets. In addition, the conditions of approval will provide the City and, in particular, the Police Department, with adequate safeguards for preventing any potential negative impacts.

4. That the proposed use does not affect the public health, safety and general welfare of the community.

   Fact: The proposed use would only involve beer and wine sales associated with a (permitted by right) typical sit-down restaurant. The overall business would comply with the required Bona Fide Eating Establishment criteria under Section 17.04.100 of the Covina Municipal Code (CMC) (which generally calls for eating establishments with related beer, wine, and/or liquor sales for on-site consumption to be designed and function as a restaurant, as opposed to a bar or cocktail lounge). In addition, no major public health- or safety-related impacts have been identified during project review. The Police Department, as stated above in this report, has reviewed the proposal and does not oppose the approval of the CUP application as long as the business complies with all of the associated conditions of approval.

SECTION 3. The Planning Commission, based on its own independent judgement, has determined that this Project is categorically exempt pursuant to CEQA Guidelines Section 15301, Class A. The Project consists of on-sale beer and wine in conjunction with an existing sit-down restaurant only. The Planning Commission further finds that there is no substantial evidence that the Project will have a significant effect on the environment.

SECTION 4. Based upon findings and conclusion set forth in Sections 1, 2, and 3 above, the Planning Commission hereby approves the application:

A. The Conditional Use Permit, CUP 16-007, is hereby approved, subject to the conditions of approval set forth in the written record before the Commission incorporated here and attached hereto as Exhibit "A"

B. The Secretary of the Planning Commission is directed to serve, by first-class mail, a written notice of this decision to the Applicant within five (5) days.

SECTION 5. This Resolution shall become effective immediately upon its adoption,

subject to a 10 calendar-day appeal period

PASSED AND ADOPTED by the members of the Planning Commission of the City of Covina at a regular meeting thereof held on the 22nd day of November 2016.

_____

CHAIRMAN CHARLES HODAPP
CITY OF COVINA PLANNING COMMISSION

I hereby certify that the foregoing is a true copy of a resolution adopted by the Planning Commission of the City of Covina at a regular meeting thereof held on the 22nd day of November 2016, by the following vote of the Planning Commission:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____

COVINA PLANNING COMMISSION SECRETARY

EXHIBIT "A"
CONDITIONAL USE PERMIT (CUP) 16-007
CONDITIONS OF APPROVAL
AS APPROVED BY THE PLANNING COMMISSION
ON NOVEMBER 22, 2016

The Conditional Use Permit shall permit the sale of beer and wine for on-site consumption in conjunction with an existing sit-down restaurant upon property located at 423 North Vincent Avenue. – APN: 8435-033-028

1.0 TIME LIMITS:

1.1 The approval of the Conditional Use Permit (CUP) application shall be subject to revocation one year from the date of the affirmation of the application by the Planning Commission if the approved use has not commenced.

2.0 GENERAL REQUIREMENTS:

2.1 The CUP application shall permit the sale of beer and wine for on-site consumption, within the interior of the restaurant only, in conjunction with an existing sit-down restaurant. The property shall be operated/used in accordance with all application-related information; all representations of record made by the applicant; the approved project plans and design details (including any necessary or required revisions thereto), as approved by the Planning Commission; the Conditions of Approval contained herein; and the Covina Municipal Code and the Covina Design Guidelines.

2.2 Minor modifications to this approval that are determined by the City Planner or his/her designee to be in substantial conformance with the approved project plans and that do not intensify or change the use or require any deviations from adopted standards may be approved by the City Planner upon submittal of an administrative application and required fee.

2.3 Failure to comply with any of the Conditions of Approval noted herein shall be deemed just cause for the revocation of the approval of the CUP by the Planning Commission.

2.4 Any previously existing zoning entitlements for the property shall remain in effect, except for the provisions thereof that have been expressly superseded by the Conditions of Approval and the associated approved project plans of this CUP application.

2.5 Under certain provisions of the California Environmental Quality Act (CEQA), the project proposal has been determined to be categorically exempt from environmental review under CEQA Guidelines Section 15301. If a Notice of

Exemption is filed with the City, then the period during which legal challenges can be filed based upon violations of CEQA is reduced from 180 days to 35 days. To file the Notice of Exemption, please contact the Planning Division.

2.6 A Sidewalk Dining Permit shall be obtained from the Planning Division to allow for any food service establishment-related seating in the outside, sidewalk area. To grant this Permit, the associated administrative application and plan submittal requirements shall be met. A new CUP shall be obtained if any beer and wine would also be served in the outside area.

2.7 An Encroachment Permits from the Engineering Division shall be obtained for any new frontward awning on the building and for any other building or business-related elements that would project into the public right-of-way.

2.8 A joint-use trash bin enclosure for the eating establishment and for certain adjacent businesses shall be constructed in the westerly parking area. The trash bin enclosure shall conform to all applicable requirements of the City, the Los Angeles County Fire Department, Parking District No.1, and the local refuse disposal company. If the applicant is unable to build a trash bin enclosure in this area, then the applicant shall develop a trash bin enclosure in another location that would be accessible to and that would meet the standards of all of the aforementioned entities, notable the Planning Division and the Public Works Department. Until a trash bin enclosure for the appurtenant building/business is built and granted final approval by the City and any other applicable entities, the applicant and/or eating establishment operator shall utilize a trash bin on a temporary basis (for up to 2 years from the date of CUP approval) for refuse disposal. The applicant shall ensure that any trash bin utilized on a short-term basis, and, if approved by the Public Works Department, that is temporally placed on any publicly-owned property, such as the rearward ally, is done so in a manner that conforms to applicable Public Works requirements.

2.9 Any new exterior ground-, wall-, or roof-mounted mechanical and/or utility equipment (and any communication-related facilities that are exempt from local regulation) shall be screened from all views by building features, the elements of which must match the style and color of the building, and/or landscaping.

2.10 Any required site features for the disabled, including, but not limited to, property access identification, parking stall and unloading area dimensions, path of travel, and building access, must comply with all applicable State Codes and must be reviewed by the Building Division (contact the Building Division for specific requirements).

2.11 In accordance with Chapter 11.36 of the Covina Municipal Code, no street trees adjacent to the property shall be cut or trimmed in any manner by any persons associated with management, operational, or maintenance activities on the site without first obtaining a permit from the Covina Public Works Department.

2.12 The approval of this request shall not waive compliance with all other applicable sections of the Covina Municipal Code, the Covina Design Guidelines, and all other associated plans and non-City laws and regulations that are in effect at the time of Building Permit issuance or the approval of this application.

2.13 All future improvements conducted to the building exterior or interior must comply with all applicable State Codes and must be reviewed by the Building Division (contact the Building Division for specific requirements).

2.14 The applicant shall defend, indemnify and hold harmless the City, its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim, action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

2.15 The applicant shall reimburse the City for any court and attorney's fees which the City may be required to pay as a result of any claim or action brought against the City because of this grant. Although the applicant is the real party in interest in an action, the City may, at its sole discretion, participate at its own expense in the defense of the action, but such participation shall not relieve the applicant of any obligation under this condition.

2.16 If any provision of this approval is held or declared to be invalid, then the application approval shall be void and the privileges granted hereunder shall lapse.

2.17 The costs and expenses of any code enforcement activities, including, but not limited to, attorneys' fees, caused by the applicant or property owner's violation of any Condition imposed by this approval or any provision of the Covina Municipal Code shall be paid by the property owner.

2.18 All proposed permanent exterior signage for the property is subject to a separate, follow-up review and approval process, and all applicable codes and requirements shall be met. Also, sign permits must be obtained from the City prior to the installation of any new permanent or temporary signs. And all illuminated signage shall be prohibited from generating any glare or imposing any other negative impacts onto any adjacent properties or onto the adjoining sidewalks and streets.

2.19 The installation of a new or the modification of any existing security system(s) in the appurtenant building, as addressed under Chapter 8.20 of the Covina Municipal Code, shall be coordinated with the Covina Police Department.

3.0 COVINA POLICE DEPARTMENT REQUIREMENTS:

3.1 The hours of beer, wine, and spirits service will be no earlier than 10:00 am and no later than 10:00 p.m. on any day (Patrons who entered the restaurant prior to 10:00 p.m. and who dine or dine and consume beer, wine, or spirits that was ordered before 10:00 p.m. may continue doing so until dining completion).

3.2 The restaurant will comply with the Covina Police Department in its Entertainment Permit process, specifically as it relates to **any** type of live or non-live entertainment taking place or during televised sporting events.

3.3 No alcoholic beverages or their containers, such as bottles and glasses, will be present other than in the storage area after 10:00 p.m., with the exception that any patrons who entered the restaurant prior to 10:00 p.m. may finish consuming beer, wine, or spirits that were ordered before 10:00 p.m.

3.4 Only on-duty employees will be allowed inside the restaurant between the hours of 10:00 p.m. and 10:00 a.m. Notwithstanding this restriction, any patrons who entered the restaurant prior to 10:00 p.m. and who dine or dine and consume beer or wine that was ordered before 10:00 p.m. may continue doing so until dining completion.

3.5 The owners, operators, managers, and all employees shall adhere to and obey all State laws and City ordinances relating to the service, consumption, and possession of alcoholic beverages. Any violations of State laws or City ordinances will be presented to the District Attorney's office for prosecution and will be grounds for revocation or modification of this permit.

3.6 The owners or operators will be responsible for ensuring they are in compliance with the restrictions, provisions and guidelines of their license from the State of California Alcoholic Beverage Control Board in regards to the ratio of alcoholic beverages sales to food sales.

3.7 The owners, operators, management staff, and employees shall allow for the inspection of the premises by members of the Covina Police Department at any time when there are employees present inside the location.

3.8 If the owner or operator chooses to hire a security company, the security company must be licensed to operate in both the State of California and the City of Covina. Additionally, all employees who are assigned to work at the premises must be licensed by the State of California as security guards and be in good standing

throughout their time of employment.

3.9 In the event the owner(s), operator or manager provide their own security personnel, all personnel must be employed **only** as security personnel and not have other responsibilities while acting in that capacity. Additionally, all employees acting as security personnel must be licensed and in good standing with the State of California throughout their time of employment.

3.10 The Police Department may, after meeting with the owners or managers of the restaurant, increase the number of required security personnel for planned events or incidents where the police department determines that the number of on-duty security personnel is deficient.

3.11 At no time will any security personnel, whether employed by a private company or licensed by the City or employed by the restaurant, be armed with any type of firearm.

3.12 The Police Department, recommends that the location has, upon opening for business, a video security system that includes digital cameras and a quality recording system that covers all major interior and exterior areas of concern to the police department during business hours.

3.13 The owners, operators, or managers shall preserve the video security system's recorded information of each business day for a period of not less than ten (10) business days thereafter for the Police Department's review in connection with a criminal investigation.

3.14 The owners, operators, or managers shall, subject to approval of the Police Department, develop a plan to monitor the area surrounding the location for trash and other discarded items that impact public health and to maintain the cleanliness of the parking lots, sidewalks, and the property of adjacent business owners.

3.15 The owners, operators, or managers shall, subject to approval of the Police Department, develop a plan to ensure that all exterior locations are adequately and safely illuminated during hours of darkness.

3.16 The owners, operators, or managers shall ensure that all occupancy levels mandated by the Los Angeles County Fire Department and the Covina Building Division are strictly enforced and adhered to. At any time that the occupancy is in question, the Police Department Watch Commander can contact the Los Angeles County Fire Department and/or the Covina Building Division in order to determine if the occupancy level is over the allowed number of occupants.

3.17 PLEASE TAKE FURTHER NOTICE that if a breach of a condition of this Permit (which is a public nuisance – pursuant to Chapter 8.40 of the Covina Municipal Code) results in an imminent hazard to persons or property, the Police

Chief or other authorized official may, if necessary to summarily abate the nuisance, require a cessation of your business operations or a closure of the Premises pursuant to Section 8.40.180 [Emergency Action to Abate an Imminent Hazard] of the Covina Municipal Code. That section states in part as follows:

(a) Notwithstanding any provision of the Covina Municipal Code to the contrary, the police chief, the fire chief, or the building official, or any of their designees, may cause a public nuisance to be summarily abated if it is determined that the nuisance creates an imminent hazard to a person or persons, or to other real or personal property.

4.0 THE APPROVED CONDITIONAL USE AND THE OVERALL PROPERTY SHALL BE OPERATED IN ACCORDANCE WITH THE FOLLOWING:

4.1 The applicant shall comply with all operational requirements of the Covina Police Department (see section 3.0).

4.2 All business activities or uses on the property shall conform to the permitted uses of the underlying "C-2-Commercial Zone (Neighborhood Shopping Center)" zoning district (except for any previously-granted and the current "C-2" conditional uses and any subsequently approved conditional activities).

4.3 The operational and other Conditions of Approval that are listed herein shall apply to all periods that the entire food service establishment are permitted to be open to the general public and are used by private groups that are invited by the applicant or an associate in conjunction with special events, including, but not limited to, receptions and parties. Not more than twenty-four (24) applicant-coordinated special events **(not open to the public)** shall be permitted in any one calendar year, and such special events shall not occur on more than thirty (30) total days in any one calendar year.

4.4 All areas of the eating establishment that are components of the principal use and the ancillary uses (i.e., the entry, dining, buffet, bar, hallway, and food preparation and storage areas) shall function in an integral manner, as illustrated on the approved project plans, and none of the areas or components of the eating establishment (or portions of the areas) shall operate on an independent basis or as a separate use/business.

4.5 Any food service establishment-related activities, including those pertaining to any future permitted live entertainment and any legal or permitted special events occurring on the property shall be conducted in a manner that does not disturb adjacent businesses and residences, relative to excessive noise and vibrations, and that conforms to the provisions of Sections 9.40 (Noise) and 9.42 (Environmental Disturbances) of the Covina Municipal Code.

4.6 Full food service or the complete business-related menu of cooked, entrée-associated meals and related food items shall be offered to all customers in all portions of the eating establishment during all hours that the establishment is open to the public.

4.7 The serving of beer and wine shall be for on-site, inside-of-the-building consumption only and may occur in all sections of the business where customers are seated for food service. In addition, the applicant shall continually comply with all requirements of the State Department of Alcoholic Beverage Control in providing this service.

4.8 The hours of operation of the various components of the food service establishment shall comply with the requirements of the Police Department. (Activities pertaining to the general repair, servicing, or maintenance of legal or permitted improvements on the property or general business-related administrative functions may occur at any time, providing that the activities or functions conform to the provisions of the Chapter 9.40 (Noise Ordinance) and other applicable Chapters of the Covina Municipal Code.)

4.9 Any future proposed live entertainment is subject to an Entertainment Permit from the Police Department and shall meet all applicable requirements.

4.10 Any changes in the mode or character of operation of the business, any alcohol-related service on the frontward sidewalk, any intensification of the beer and wine sales to include general alcohol, and/or any other changes in use shall be reviewed by the City Planner or his designee and may be subject to a modification of this CUP or may require a new CUP.

4.11 No outside speakers pertaining to the business shall be permitted.

4.12 The maximum number of customers, employees or other staff that may be in the eating establishment at any one time shall conform to the occupancy limit(s) of the Los Angeles County Fire Department and the Building and Safety Division.

4.13 All portions of the food service establishment shall be continuously supervised by business management or employees. At least one supervisor that is at least 21 years of age shall be on duty at all times that the business is operating. This supervision shall further function to ensure a) that customers in any interior or outside areas of the overall business do not exhibit any behavior that disturbs either other establishment customers or passers-by on the sidewalk; b) that any customers that are awaiting to enter the food service use by standing on the public sidewalk are doing so in an orderly manner and not exhibiting any behavior that disturbs either other establishment customers, persons associated with other businesses, or passers-by on the sidewalk; and c) that any loitering either on the public sidewalk or in areas immediately around the business is prevented.

4.14 When lines of customers that seek to enter the eating establishment form on the outside of the main entrance, security and/or other personnel employed by the restaurant shall ensure that there is adequate, legally-sufficient room on all portions of the sidewalk where the customers are standing (including portions thereof that are not directly in front of the building, if applicable) for non-customer-associated passers-by and the disabled to safety walk or maneuver by the lines (or, without having to go into the adjoining streets or feeling compelled to go into the adjoining streets to avoid the lines of persons). Also, whether or not the customer-related lines form, either at the close of business on the same day or prior to the opening of the restaurant on the following day, the security and/or other personnel employed by the restaurant shall inspect all portions of the sidewalk, notably areas where the customers were standing (including, if applicable, portions that do not directly front on the appurtenant building) and shall immediately and completely remove any and all litter, trash, and waste (including, but not limited to, food, drinks, cups, bottles, cans, papers, cigarette butts, gum, and bodily fluids (including, but not limited to, blood, vomit, and urine)) from the sidewalk, and, if necessary, the adjoining streets.

4.15 The applicant shall provide sufficient security for the entire business, conforming to the requirements of the Police Department.

4.16 No pool tables are permitted in conjunction with the operations of any section of the business.

4.17 Not more than three video, mechanical, and/or other arcade games made be used in conjunction with the operations in any section of the food service establishment. If the applicant wishes to have more than three such games, then a new CUP shall be obtained and certain new requirements shall be met.

4.18 No valet parking of any type is permitted in conjunction with the operations of any section of the establishment unless the applicant obtains from the City all required Valet Parking Permits (under the provisions of the Covina Valet Parking Rules and Regulations). If the required Valet Parking Permits are obtained, the applicant shall further abide by all applicable requirements of the City concerning valet parking.

4.19 To avoid any potential on-street, on-alley, or circulation-related issues, any "take-out"-associated curbside service that is proposed for the food service establishment shall be reviewed and approved by the Engineering Division of the Public Works Department.

4.20 Any loading and unloading activities concerning any facet of the business shall occur at the western-most door abutting the rearward alley only, shall occur between the hours of 7:00 a.m. and 10:00 a.m. on any day, and shall conform to the City of Covina Noise Ordinance (Chapter 9.40 of the Covina Municipal Code) and to any other applicable provisions of the Covina Municipal Code. In

addition, the loading and unloading activities shall be conducted in a manner that does not interfere with the operations or any other on-site businesses or any surrounding property/uses and that minimizes vehicle access-related disruptions in the appurtenant alley.

4.21 No trash or discarded items shall be placed in the rearward alley, except if placed in a temporarily located refuse bin or other element that has been approved by and that meets the requirements of the Public Works Department.

4.22 The Covina Police Department reserves the right to modify the hours of operation, cease any type of entertainment, or close the business altogether at any time should, in the opinion of the on-duty Watch Commander or his designee, the operation of the business impact normal police operations to the extent that public safety has been jeopardized.

4.23 If, in the opinion of the Chief of Police or his designee, there is or may be a need to change or modify the Conditions of this Conditional Use Permit, the Chief of Police or his designee may initiate a public hearing before the Planning Commission. After due notice, which affords the applicant an opportunity to be heard, the Planning Commission may, but is not obligated to, change or modify the Conditions stated herein.

4.24 Any subsequent change(s) in the uses or improvements on the property or operational activities (including, but not limited to, the size or layout of the interior of the building; the building architecture and/or features; and/or the type and/or intensity of the permitted uses) beyond what is permitted under this CUP application shall not proceed without further City review and approval to ensure compliance with the applicable codes and requirements and, if necessary, the mitigation of any identified impacts (such as design, noise, traffic, and parking). A new zoning application(s) and possibly an impact-related study(ies) may be required for such future change(s) or improvements.

4.25 Any outdoor storage pertaining to the business is prohibited.

4.26 The site, building, signage, and any landscape improvements shall be maintained in a sound and attractive condition, free of weeds, trash or debris, visible deterioration, graffiti, or other conditions that violate the Covina Municipal Code. The City may require that the applicant or the property owner pay the actual and reasonable cost for code compliance services needed to address any problem conditions.

- END OF CONDITIONS -

CITY OF COVINA

PLANNING COMMISSION AGENDA REPORT
ITEM NUMBER PH 1
November 22, 2016

TO: **Chairman and Members of the Planning Commission**

FROM: **Edgar Gonzalez, Contract Planner**

SUBJECT: **Conditional Use Permit (CUP) 16-016 - A request to operate a new Beauty Salon (Gracie's Hair Designs) and conduct minor tenant improvements to an existing 730-square feet space within a multi-tenant building, located at 519 S. Second Avenue, Suite B.**

PROJECT AND SITE DESCRIPTION

A. Project Information:

Request:	To allow the establishment of a new Beauty Salon to conduct minor tenant improvements to an existing 730-square feet tenant space.
Applicant:	Armando Munoz
Property Owner:	JSK Partners
Location:	519 S. Second Avenue, Suite B.
Assessor Parcel No.:	8445-029-011

B. Site and Surrounding Land Uses-Table 1:

	General Plan	Zoning	Existing Uses
Site	General Commercial	C-3A - Commercial Zone (Regional or Community Shopping Center)	Beauty Salon
North	General Commercial	C-3A - Commercial Zone (Regional or Community Shopping Center)	Covina Garden Center
South	General Commercial	C-P - Commercial Zone (Administrative and Professional Office)	AltaMed PACE

	General Plan	Zoning	Existing Uses
East	General Commercial	C-3A - Commercial Zone (Regional or Community Shopping Center)	Warren Plaza – Multi-tenant space.
West	General Commercial	C-4 - Commercial Zone (Highway)	Volkswagen Dealership

C. Site Characteristics: The project site consists of an existing multi-tenant commercial building measuring approximately 6,250 square-feet, located in the in the west side of Second Street and approximately 400-feet north of Rowland Avenue. The proposed Beauty Salon will be occupying one of the tenant spaces located near the east side of the building (Suite B). The nearest available parking is adjacent to the building and additional parking is distributed throughout the property, from east to west.

ANALYSIS

A. Background: Gracie's Hair Designs beauty salon specializes in cosmetology services that provide haircuts, color, perms, shampoo sets and chemical straightening. Gracie's Hair Designs is well known for providing affordable haircuts and a full menu of salon services to men, women and children with a variety of hair types as well as offering professional haircare products. Gracie managed to retain many of her supportive customers over the past 20 years from her previous employment. Moving from West Covina, along with her husband Armando, who is also co-owner of the establishment. Gracie's Hair Designs first opened in the City of Covina on May of 2004, managing a successful business for the past 12 years from their current location (408 S. Citrus Avenue). Due to the building being under a new ownership, Gracie's Hair Designs decided to relocate and continue their successful business in their new proposed location.

B. Proposed Use: As stated previously the proposed use will consist of a beauty salon establishment, performing minor interior improvements to an existing 730 square-feet tenant space. The business will provide the following services: haircuts, color, perms, shampoo sets and chemical straightening. The floor area is primarily comprised of four (4) haircut stations, two (2) drying stations, and two (2) washing stations. The floor area will also contain a reception area, product display area, and a break room/prep area including a bathroom. The hours of operation of the business would be Monday through Saturday, 9:00a.m. to 6:00p.m.

C. Applicable Regulations: Under Covina Municipal Code (CMC) Section 17.42.030, a conditional use permit is required when operating a "barber and/or beauty shop" in the C-3A Commercial Zone, where personal grooming services are performed.

D. Compatibility of Land Use: As a tenant within the above-described surrounding uses, the proposed use is compatible with existing and allowable uses, which they are all consistent with the General Commercial designation of the General Plan

E. Access and Circulation: The public will have access to the beauty salon off Second Avenue. There are two drive-ways leading to current parking spaces and a small entre-way in between the building, allowing pedestrian access.

F. Parking: The total parking required for the beauty salon is 4 parking stalls. As previously stated, parking is provided adjacent to the building and additional parking is distributed throughout the property, from east to west. The multi-tenant building has roughly 36 parking spaces for the 6,250-square feet of commercial spaces. The required on-site parking for the business and for this multi-tenant building is considered to be provided based on the Covina Municipal Code (CMC), Section 17.72.010 and due to the previous use (Beauty Salon) being similar to the propose use.

G. Public Safety and Welfare: The Police Department does not oppose the establishment of the beauty salon as long as the business complies with all of the associated conditions of approval. Any future proposed change in the mode or character of operation of the establishment, as noted above, would warrant a new CUP and further Police review.

FINDINGS OF FACTS FOR CONDITIONAL USE PERMIT

In order to approve the Conditional Use Permit application, the Planning Commission must make the findings listed under CMC 17.62.120 and as listed below:

1. That the site for the use is adequate in shape and size to accommodate the proposed use.

   Fact: The project would involve a minor tenant improvement to an existing multi-tenant building and as illustrated on the project plans, the tenant space can accommodate the various proposed elements of the beauty salon use. A beauty salon was also previously occupying the tenant space and with no expansions or alterations to the building, the use will not be intensified.

2. That the streets adjacent to the use are adequate to handle the traffic generated.

Fact: The surrounding streets, Second Avenue, and Rowland Street, have sufficient widths and capacities to safely accommodate the proposed use. The proposed business operating within the 730 square-foot tenant space would have, a maximum of 2 employees working at a time. Staff believes that the relatively low-impact nature of the proposed use and due to the previous business being similar to the proposed use, it would not affect the surrounding roadway system.

3. The use will have no adverse effects on the abutting properties.

   Fact: The abutting properties are consistent with the General Commercial designation of the General Plan. All uses serve the same purpose, to provide a service to the community and neighborhood of the City of Covina. Therefore, there will not be any adverse effects on the abutting properties.

4. The proposed use does not affect the public health, safety, and general welfare of the community.

   Fact: The relevant development services departments were provided an opportunity to review and comment on the application, and the planning staff did not received substantial concerns by other departments or by the public. The proposed use conforms to the surroundings and is a typical retail establishment as other establishments in the area. In addition, no major public health- or safety-related impacts have been identified during project review. The draft Resolution and Conditions of Approval is attached, which has been formulated to ensure that the proposed use would operate in a manner consistent with the CMC and would not negatively affect the public health, safety, and general welfare of the community.

PUBLIC HEARING NOTICE AND NOTIFICATION

The applicant was given a copy of the staff report with associated attachments. The public hearing notice was published in The San Gabriel Valley Examiner on November 10, 2016. Also, all property owners and occupants within a radius of at least 300 feet from the project site were mailed notices of the Planning commission public hearing on November 9, 2016 a minimum of ten (10) days before the hearing as required by law.

ENVIRONMENTAL DETERMINATION

Staff has determined that the project is exempt from the requirements of the California Environmental Quality Act (CEQA) Guidelines. The project qualified as a Class A exemption under State CEQA Guidelines Section 15301, which covers the permitting and minor alterations of existing structures that involve negligible or no expansion of use beyond that existing at the

time of the lead agency's original determination. Staff finds that there is no substantial evidence that the project will have a significant effect on the environment.

RECOMMENDATION

Staff recommends that the Planning Commission approve application Conditional Use Permit (CUP) 16-016 through the adoption of **Resolution No. 2016-031PC** with conditions of approval.

Prepared by:

Edgar Gonzalez
Contract Planner

Reviewed by:

Nancy Fong, AICP
Community Development Consultant

Approved by:

Brian K. Lee, AICP
Director of Community Development

EXHIBITS

A. Area Map
B. 300-foot Radius Map
C. Application Materials
D. Floor Plans
E. Draft Resolution 2016-031 PC with Conditions of Approval

CITY OF COVINA

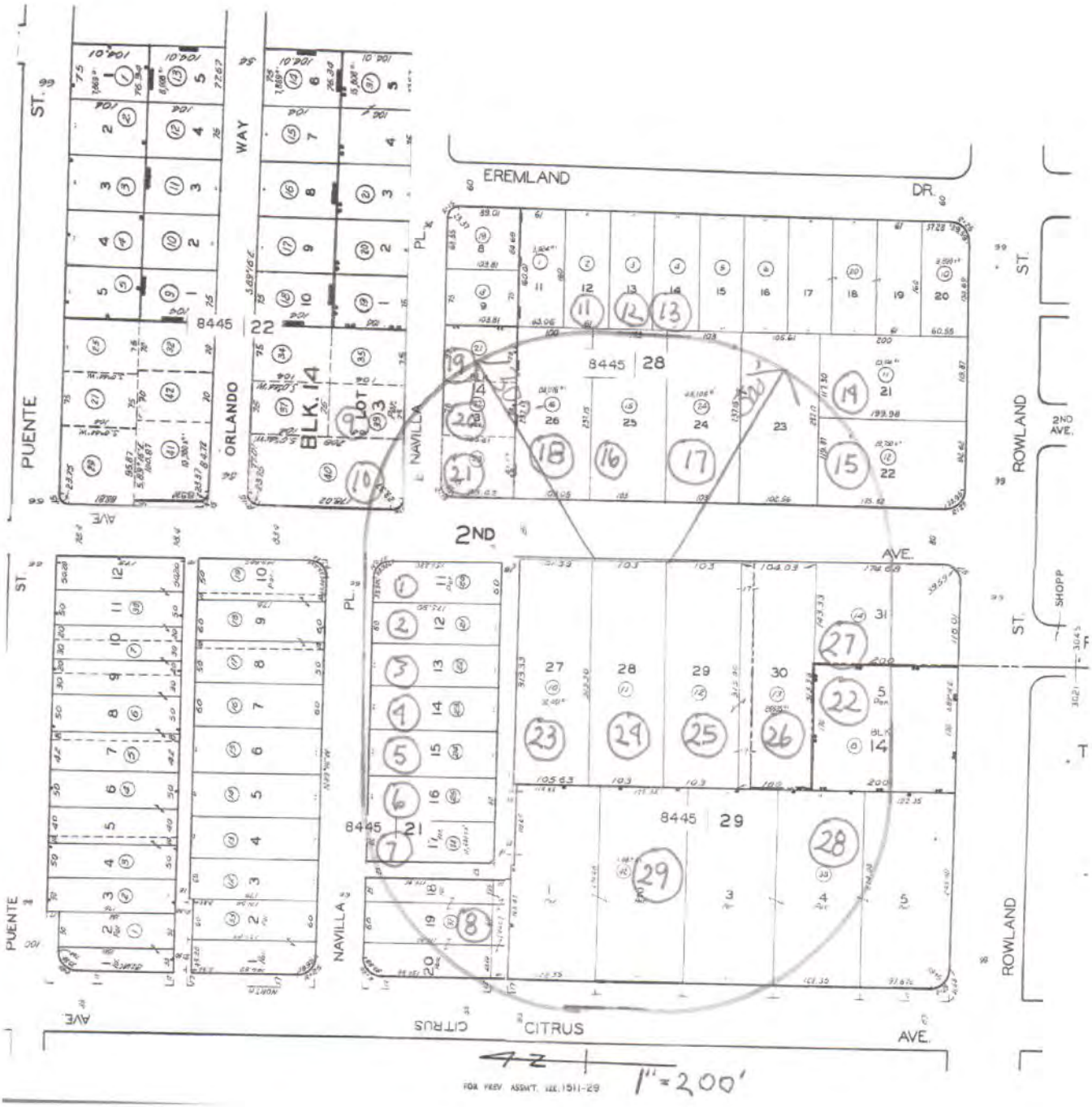
CONDITIONAL USE PERMIT (CUP) 16-016

SUBJECT SITE

EXHIBIT A

DONNA'S RADIUS MAPS
DATE: 9-13-16
684 S GENTRY LANE
ANAHEIM CA 92807
(714) 921-2921

EXHIBIT B



OWNERSHIP LIST

CERTIFICATION FORM

Attached to this certification form is a list of all property owners within a 300' -foot radius of the subject property as obtained from the latest Los Angeles County Assessment Rolls.

This list is certified to be true and correct to the best of my knowledge and belief.

Property Located at:

519 Second St., Covina
APN# 8445-029-011
TRACT # 17008 LOT 28

Signed:

Donna Scales **Dated** 9-13-16

Donna Scales
Donna's Radius Maps
684 S. Gentry Lane
Anaheim, CA 92807
(714) 921-2921

STATE OF CALIFORNIA)

COUNTY OF Orange)

On this 13th **day of** September, 2016 **before me,** Thaniel Davidson, **a Notary Public, personally appeared Donna Scales who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.**

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS My hand and official seal

Thaniel David
Signature

THANIEL DAVIDSON
COMM. # 2081805
NOTARY PUBLIC • CALIFORNIA
LOS ANGELES COUNTY
Comm. Exp. SEPT 15, 2018

8445-021-020 1
RAYMOND & PEGGY MOORE
174 E NAVILLA PL
COVINA CA 91723

8445-021-021 2
ANNA J COUCH
168 E NAVILLA PL
COVINA CA 91723

8445-021-022 3
EDWARD & SHARON DIAZ
160 E NAVILLA PL
COVINA CA 91723

8445-021-023 4
PHILOMENA REDELLA
152 E NAVILLA PL
COVINA CA 91723

8445-021-024 5
EARL & GERALDINE DOYLE
144 E NAVILLA PL
COVINA CA 91723

8445-021-025 6
MARTIN KAUPER
136 E NAVILLA PL
COVINA CA 91723

8445-021-034 7
GARY M INGHAM
128 E NAVILLA PL
COVINA CA 91723

8445-021-037 8
PRY PROPERTIES L P
528 CITRUS AVE
COVINA CA 91723

8445-022-039 9
YOLANDA NOVARRO
700 QUAIL VALLEY LN
WEST COVINA CA 91791

8445-022-040 10
MIRIAM B ZISSER
4342 REDWOOD AVE #C203
MARINA DEL REY CA 90292

8445-028-002 11
D ASTICI ANTONIO &
CATERINA ANGIULI
1132 INDIAN SPRINGS DR
GLENDORA CA 91741

8445-028-003 12
KENNETH HUI FAMILY
2748 SALEROSO DR
ROWLAND HEIGHTS CA 91748

8445-028-004 13
FAURA INVESTMENT MGMT
127 W DEXTER ST
COVINA CA 91723

8445-028-011 14
EUGEN OSKO
PO BOX 3416
DANA POINT CA 92629

8445-028-012 15
JOON LEE JI
130 N MANSFIELD AVE
LOS ANGELES CA 90036

8445-028-015 & 024 16-17
WARREN PLAZA LLC
34197 PACIFIC COAST HWY #203
DANA POINT CA 92629

8445-028-016 18
JESS O VALENCIA
568 E FERNFIELD DR
MONTEREY PARK CA 91755

8445-028-021 19
FELIPE & MARIA CORRALES
228 E NAVILLA PL
COVINA CA 91723

8445-028-022 20
RONALD T ENDO
3629 N SHADYGLEN DR
COVINA CA 91724

8445-028-023 21
FRED M STEVENS
20620 E RANCHO SAN JOSE DR
COVINA CA 91724

8445-029-008 22
WILLIAM R TIMMONS
13184 NORTON AVE
CHINO CA 91710

8445-029-010 23
EMILY CHAN
5543 N BURTON AVE
SAN GABRIEL CA 91776

8445-029-011 24
JSK PARTNERS
PO BOX 880
UPLAND CA 91785

8445-029-012 & 013 25-26
ALTAMED HEALTH SERVICES
2040 CAMFIELD AVE
COMMERCE CA 90040

8445-029-014 27
WELLS FARGO BANK TR
PO BOX 41389
AUSTIN TX 78704

8445-029-038 28
THOMAS TRIBE LLC
30400 DIAMONTE LN
RANCHO PALOS VERD CA 90275

8445-029-042 29
PRY PROPERTIES L P
528 S CITRUS AVE
COVINA CA 91723

Standard Application Form – 1

Community Development Department – Planning Division
125 East College Street • Covina, California 91723 • (626) 384-5450 / Fax: (626) 384-5479

Applicant Information

Name of Proposed Project: GRACIES HAIR DESIGNS

Project Address: 519 S SECOND AVE. SUITE B COVINA CA. 91723

Assessor's Parcel Number: 8445-029-011

Phone: (626) 665 8432 | E-Mail: GRACIESHAIRDESIGNS@YAHOO.NET

Applicant Name: ARMANDO MUNOZ

Applicant Address: 408 S CITRUS AVE COVINA CA. 91723

Property Owner Name: JSK PARTNERS

Property Owner Address:

P.O BOX 880 UPLAND CA. 91785

STAFF USE ONLY C-3 A / Zone

MUNIS NO: 7083

FILE NO: CUP16-016

Project Type

Please check the type of project review requested. If you are applying for more than one review you may check all that apply.

- ☑ Conditional Use Permit
- ☐ Development Agreement
- ☐ General Plan Amendment
- ☐ Historic Structure Designation
- ☐ Lot Line Adjustment
- ☐ Pre-Application Review
- ☐ Planned Community Development (PCD)
- ☐ PCD Amendment
- ☐ Public Convenience or necessity (ABC)
- ☐ Site Plan Review-Major
- ☐ Site Plan Review-Minor (Residential)
- ☐ Site Plan Review-Minor (Non-Residential) a.c.
- ☐ Tentative Parcel Map
  - ☐ Time Extension
- ☐ Tentative Tract Map
  - ☐ Time Extension
- ☐ Tree Preservation Permit
  - ☐ Minor
- ☐ Vacation of Alley, Easement, Street
- ☐ Variance
- ☐ Variance (Minor)
- ☐ Zoning Code Amendment/ Zone Change
- ☐ _____ (Other)
- ☐ _____ (Other)

Project Description

Detailed Description of Proposed Project (Attach Additional Sheets if Necessary)

PROPOSED BEUTY SALON

Owner Certification

I certify that I am presently the legal owner of the above described property. Further, I acknowledge the filing of this application and certify that all of the above information is true and correct. If applicant is different from the legal property owner, a property owner's authorization form must accompany this application.

Date: 10/6/16 Signature: James R H, authorized agent, JSK Partners

Print Name and Title: _____

STAFF USE ONLY

Date Received:	Received by:	Fees:	Receipt No:
10-6-16	Allen Carter	$2,867	108253

Planning Division
City of Covina
OCT 10 2016

EXHIBIT C

Standard Application – 2
Property Owner's Authorization Form

Community Development Department – Planning Division
125 East College Street • Covina, California 91723 • (626) 384-5450 / Fax: (626) 384-5479

List the name(s) and address(es) of all property owner(s).

1. Owner Name: JSK Partners
   Complete Address: P.O. Box 880 Upland, CA
   Email: jamesmirl@vanguardcompanies.biz Phone: (909) 932 1178
2. Owner Name: N/A
   Complete Address:
   Email: Phone:
3. Owner Name: N/A
   Complete Address: ~~408 S. Citrus Ave, Covina, CA 91723~~
   Email: ~~gracieshairdesigns@verizon.net~~ Phone: ~~(626) 859-3~~

Certification Statement

This letter shall serve to notify you and certify that I/we am/are the legal owner(s) of the property described in the attached application and do hereby authorize:

Applicant's Name: Gracie Munoz Phone: (626) 665-8432
Applicant's Complete Address: 408 S. Citrus Ave, Covina CA 91723 Email: gracieshairdesigns@verizon.net

To file and present my/our interest for the referenced application(s):

Name (printed): James R. Smirl
Title: Authorized Agent Date: 9/1/16

Signature: James R Smirl

Standard Application – 3
Project Description Form

Community Development Department – Planning Division
125 East College Street • Covina, California 91723 • (626) 384-5450 / Fax: (626) 384-5479

The following information must be completed and submitted with new applications: (Print or type all information entered)

A. General Information

Project Address or Assessor's Parcel Number: 519 S. SECOND AVE SUITE B COVINA CA. 91723

Site Area: _____ Building Area: _____ Building Height: _____ No. of Floors: _____

Total anticipated number of employees: TWO Max shift: 8:00AM - 6:00PM Hours of operation: 10

Does the business involve the sale of any food or beverages? ☑ No ☐ Yes

Will the project be built in phases? ☑ No ☐ Yes If **YES**, a phasing plan is required to be submitted.

Will any permits be required from agencies other than the City (including a Hazardous Materials Business Plan)?
☑ No ☐ Yes If yes, list: _____

Will the project use, store, or dispose of potentially hazardous chemicals, materials, toxic substances, flammables or explosives? ☑ No ☐ Yes If yes, describe: _____

If any of the above answers are **YES**, please describe in detail on a separate sheet.

B. Existing Land Uses of the Subject and Surrounding Properties

Subject property: GRACIAS HAIR DESIGNS

North: _____

East: _____

South: _____

West: _____

C. Physical Site

Will the project modify existing natural features? ☑ No ☐ Yes If **YES**, please describe in detail on a separate sheet?

Estimated cubic yards of grading involved in the project: ☐ None ☐ Cut = _____ Fill = _____

What is the maximum height and grade of constructed slopes? _____

D. Archaeological/Historical

Is the project located in an area of archaeological or historical sensitivity as identified in the Covina General Plan?
☑ No ☐ Yes If **YES**, please describe in detail on a separate sheet.

E. Flora and Fauna

Describe the types of vegetation and trees in the project area: N/A

Number of Oak trees on the site: _____ Number of Oak trees to be removed: _____ a Tree Permit application must be obtained

Describe the types of wildlife found in the project area: _____

F. Noise

Will the project increase noise levels within the project area of surrounding neighborhood?

☑ No ☐ Yes If **YES**, please describe in detail on a separate sheet

Will the project increase the amount of light, vibration, dust, ash, smoke, or odors during construction or after development? ☑ No ☐ Yes If **YES**, please describe in detail on a separate sheet.

G. List of Attached Environmental Reports

_____

_____

_____

Contact person for environmental: _____ Phone: _____

Environmental firm: _____ E-mail: _____

Mailing Address: _____

H. Certifications

Government Code Section 65962.5 requires the Planning Division to make available to applicants the most current list of "Identified Hazardous Waste Sites" from the State Office of Planning and Research. The list is available on the web at http://www.dtsc.ca.gov/under Mandated Web Site Postings.

All applicants must complete and sign the following statement in order for the Planning Division to deem the application complete.

"I, Armando Munoz, certify that I have reviewed the list of "Identified Hazardous Waste Sites" from the Office of Planning and Research and have determined that the site that is the subject of this application is not on said list."

I hereby certify that to the best of my ability, the statements furnished above and the exhibits submitted with this application present the data and information required for this initial evaluation and that the facts, statements, and information presented are true and correct to the best of my knowledge. Furthermore, I understand that failure to provide the plans and information required may result in this application not being accepted as complete for planning and processing.

Name (printed): ARMANDO MUNOZ Date: SEPTEMBER 9, 2016

Signature: Armando Munoz

Representative for: GRACIAS HAIR DESIGNS

Title: PRESIDENT

Standard Application
Project Contact List

Community Development Department – Planning Division
125 East College Street • Covina, California 91723 • (626) 384-5450 / Fax: (626) 384-5479

The following information must be completed and submitted with new applications: (Print or type all information entered)

Project Location:
GRACIAS HAIR DESIGNS

Applicant:
ARMANDO MUNOZ

Primary Contact Person:
519 S SECOND AVE. SUITE B COVINA CA. 91723
Address:

STAFF USE ONLY
FILE NO.:

MUNIS:

RELATED FILES:

Phone:	*Fax:*	*E-mail Address:*
(626) 665-8422	(626) 859-3221	GRACIAS HAIR DESIGNS@VERIZON.NET

Secondary Contact Person: *(Please Specify Name, Company, Title)*
GRACIA MUNOZ

Address:
408 S. CITRUS AVE. COVINA CA. 91723

Phone:	*Fax:*	*E-mail Address:*
(626) 859-3200	(626) 859-3221	GRACIAS HAIR DESIGNS@VERIZON.NET

Legal Property Owner:
JSK PARTNERS

Address:
P.O BOX 880 UPLAND CA. 91785

Phone:	*Fax:*	*E-mail Address:*
(909) 932-1178		

Architect: *Contact Person:*

Address:

Phone:	*Fax:*	*E-mail Address:*

Engineer *Contact Person:*

Address:

Phone:	*Fax:*	*E-mail Address:*

Landscape Architect *Contact Person:*

Address:

Phone:	*Fax:*	*E-mail Address:*

Gracies Hair Designs

Relocating to:
519 S. Second ave Suite B Covina, CA. 91723

Services:
Hair cuts
Shampoo sets
Perms
Up do's
Color

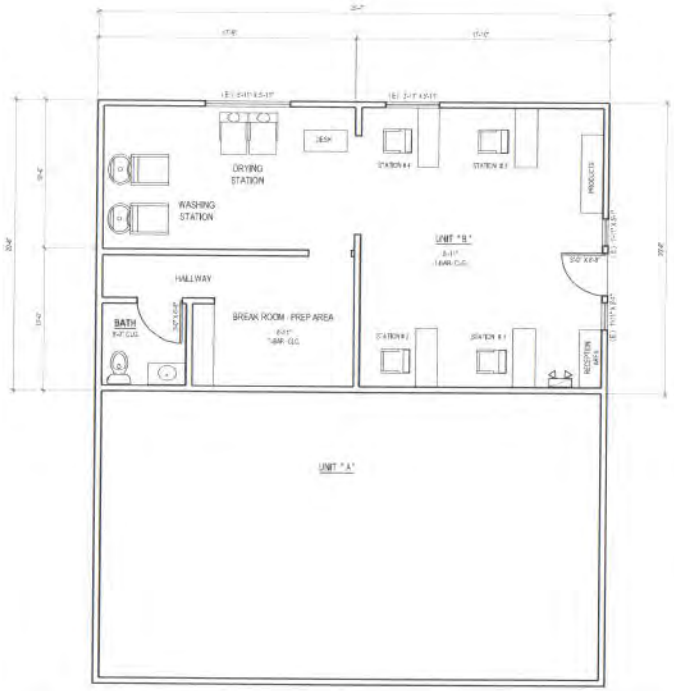
Hours of operation:
Monday-Saturday
9:00am-6:00pm

Walk-Ins welcome

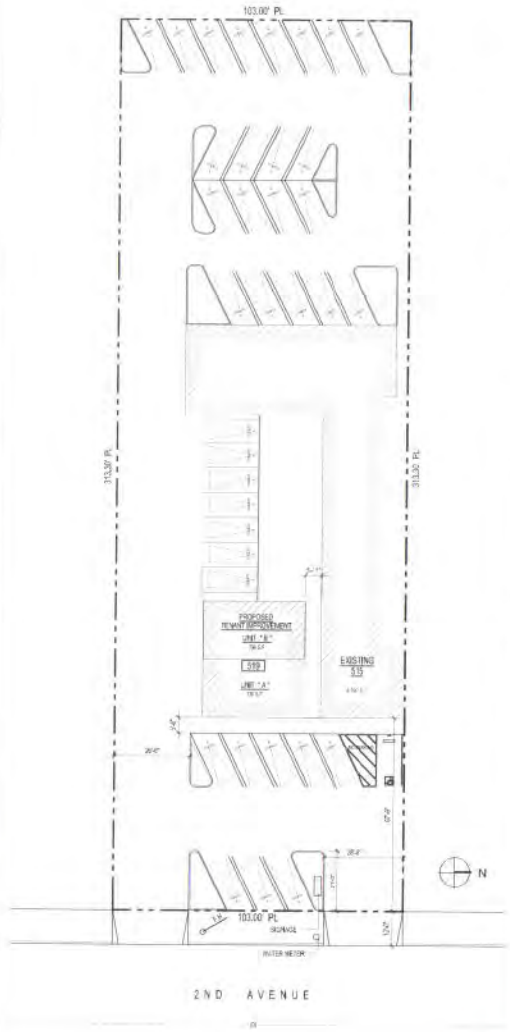
Established since 2004

Gracies Hair Designs

Gracie's Hair Designs beauty salon specializes in cosmetology services that provides haircuts, color, perms, shampoo sets and chemical straightening. Gracie's is well known for providing affordable haircuts and a full menu of salon services to men, women and children with a variety of hair types. We also offer professional haircare products at an affordable price. Gracie's Hair Designs first opened its doors in May of 2004, Gracie managed to retain many of her supportive customers over the past 20 plus years from her previous employment. Moving from West Covina to Covina. Along with her husband Armando, who is also co-owner of the establishment, they have successfully managed to stay in business for the past 12 years at their Citrus Ave location. Most recently, Gracie's Hair Designs announced that the salon will be relocating to a nearby vacancy, due to the building being under new ownership.



FLOOR PLAN SCALE: 1/4"= 1'-0"



SITE PLAN SCALE: 1"= 20'-0"

PROJECT DATA:

SCOPE OF WORK	THE PROJECT CONSISTS OF TENANT IMPROVEMENT FOR A HAIR SALON. THIS PLANS ARE FOR OBTAINING CONDITIONAL USE PERMIT. (C.U.P.)
JOB ADDRESS	519 S. 2ND AVENUE UNIT 6 COVINA, CA 91723
LOT SIZE	32,270 S.F. +/-
ASSESSOR PARCEL NUMBER	8445 - 029 - 011
LEGAL DESCRIPTION	TRACT # 17009 LOT 28
OCCUPANCY GROUP	B
TYPE OF CONSTRUCTION	V - B
REMODELED UNIT "A" FLOOR AREA	730 S.F.
EXISTING UNIT "B" FLOOR AREA	730 S.F.
BLDG. 519	1,460 S.F.
EXISTING BUILDING 515	4,790 S.F.
EXISTING TOTAL FLOOR AREA	6,250 S.F.

CURRENT CODES

THIS PROJECT SHALL CONFORM TO THE GOVERNING CODES / CURRENT EDITIONS:

2013 CALIFORNIA BUILDING CODE
2013 CALIFORNIA MECHANICAL CODE
2013 CALIFORNIA PLUMBING CODE
2013 CALIFORNIA ELECTRICAL CODE
2013 CALIFORNIA ENERGY CODE

CONSTRUCTION SITE CONDITIONS & RESPONSIBILITIES:

1. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SITE AND ALL INCONSISTENCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER BEFORE PROCEEDING WITH ANY WORK.
2. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH ALL EXISTING CONDITIONS PRIOR TO SUBMITTING THEIR BID.
3. ALL SYMBOLS AND ABBREVIATIONS USED ON THESE DRAWINGS ARE CONSIDERED CONSTRUCTION STANDARDS. IF THE CONTRACTOR IS NOT CLEAR, CONTACT TO FOR CLARIFICATION.
4. IF IT APPEARS THAT THE PROPOSED WORK IS NOT CLEARLY CALLED OUT OR SUFFICIENTLY DETAILED OR EXPLAINED, OR IF THE CONTRACTOR HAS BEEN OF A BETTER CONSTRUCTION TECHNIQUE, THE CONTRACTOR SHALL CONSULT WITH OR THE DESIGNER FOR CLARIFICATION OF THE ABOVE. IN NO CASE SHALL ANY PROCESS IN UNCERTAINTY. ALL CLARIFICATIONS, APPROVALS AND INSTRUCTIONS BE ISSUED TO THE CONTRACTOR THROUGH THE OWNER OR THE DESIGNER.
5. ANY WORK INSTALLED IN CONFLICT WITH THE DESIGNER'S CONTRACT DOCUMENT AND NOT APPROVED BY THE DESIGNER AND/OR THE OWNER SHALL BE CORRECTED CONTRACTOR AT HIS/HER OWN EXPENSE.

EXHIBIT D

SHEET INDEX

SHT. 1 SITE PLAN
FLOOR PLAN

VICINITY MAP

DRAFTING & Design, ltd.
158 WEST ORANGE STREET, COVINA, CA 91723 - 2011
E-MAIL: DRAFT_DESIGN@EARTHLINK.NET
WWW.DRAFTINGANDDESIGNLTD.COM (626) 915 - 2303

PROPOSED FOR:
ARMONDO MUNOZ
519 S. 2ND AVENUE
COVINA CA, 91723

PROJECT:
TENANT IMPROVEMENT FOR GRACIE'S HAIR SALON

11 - 04 - 16
10 - 05 - 16
09 - 30 - 16

PN 3289 - A

SHEET NO.
1

RESOLUTION NO. 2016-031 PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COVINA, CALIFORNIA APPROVING A CONDITIONAL USE PERMIT (CUP) 16-016, TO OPERATE A NEW BEAUTY SALON AND CONDUCT MINOR TENANT IMPROVEMENTS WITHIN A LEASED SPACE OF 730 SQUARE FEET OF AN EXISTING BUILDING, LOCATED AT 519 S. SECOND AVENUE – APN: 8445-029-011

WHEREAS, on November 22, 2016, Armando Munoz (Applicant), on behalf of the property owner, JSK Partners, has filed a Conditional Use Permit (Project) to permit a new beauty salon and conduct minor tenant improvements located at 519 South Second Avenue, California 91723 (Property); and

WHEREAS, on November 22, 2016, the Planning Commission conducted a duly noticed public hearing at which time oral and written comments received prior to or at the public hearing together with a written recommendation from the Planning Division was presented to the Planning Commission. The Planning Commission concluded said hearing on that date.

WHEREAS, all legal perquisite prior to the adoption of this Resolution have occurred.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF COVINA, CALIFORNIA DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The foregoing recitals are true and correct and are incorporated herein and made an operative part of this Resolution.

SECTION 2. Based upon the entire record made available at the November 22, 2016 public hearing, the staff report, the oral presentation, and related documents submitted to the Planning Commission prior to and at the public hearing, the Planning Commission hereby finds and determines as follows:

A. CUP Findings (CMC 17.62.120):

1. That the site for the use is adequate in size and shape to accommodate the proposed use.

   Fact: The project would involve a minor tenant improvement to an existing multi-tenant building and as illustrated on the project plans, the tenant space can accommodate the various proposed elements of the beauty salon use. A beauty salon was also previously occupying the tenant space and with no expansions or alterations to the building, the use will not be intensified.

2. That the streets adjacent to the use are adequate to handle the traffic generated.

Fact: The surrounding streets, Second Avenue, and Rowland Street, have sufficient widths and capacities to safely accommodate the proposed use. The proposed business operating within the 730 square-foot tenant space would have, a maximum of 2 employees working at a time. Staff believes that the relatively low-impact nature of the proposed use and due to the previous business being similar to the proposed use, it would not affect the surrounding roadway system.

3. That the use will have no adverse effect on abutting properties.

Fact: The abutting properties are consistent with the General Commercial designation of the General Plan. All uses serve the same purpose, to provide a service to the community and neighborhood of the City of Covina. Therefore, there will not be any adverse effects on the abutting properties.

4. That the proposed use does not affect the public health, safety and general welfare of the community.

Fact: The relevant development services departments were provided an opportunity to review and comment on the application, and the planning staff did not received substantial concerns by other departments or by the public. The proposed use conforms to the surroundings and is a typical retail establishment as other establishments in the area. In addition, no major public health- or safety-related impacts have been identified during project review. The draft Resolution and Conditions of Approval is attached, which has been formulated to ensure that the proposed use would operate in a manner consistent with the CMC and would not negatively affect the public health, safety, and general welfare of the community.

SECTION 3. The Planning Commission, based on its own independent judgement, has determined that this Project is categorically exempt pursuant to CEQA Guidelines Section 15301, Class A. The Project consists of on-sale beer and wine in conjunction with an existing sit-down restaurant only. The Planning Commission further finds that there is no substantial evidence that the Project will have a significant effect on the environment.

SECTION 4. Based upon findings and conclusion set forth in Sections 1, 2, and 3 above, the Planning Commission hereby approves the application:

a. The Conditional Use Permit, CUP 16-016, is hereby approved, subject to the conditions of approval set forth in the written record before the Commission incorporated here and attached hereto as Exhibit "A."
b. The Secretary of the Planning Commission is directed to serve, by first-class mail, a written notice of this decision to the Applicant within five (5) days.

SECTION 5. This Resolution shall become effective immediately upon its adoption, subject to a 10 calendar-day appeal period

PASSED AND ADOPTED by the members of the Planning Commission of the City of Covina at a regular meeting thereof held on the 22nd day of November 2016.

_____

CHAIRMAN CHARLES HODAPP
CITY OF COVINA PLANNING COMMISSION

I hereby certify that the foregoing is a true copy of a resolution adopted by the Planning Commission of the City of Covina at a regular meeting thereof held on the 22nd day of November 2016, by the following vote of the Planning Commission:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____

COVINA PLANNING COMMISSION SECRETARY

EXHIBIT "A"
CONDITIONAL USE PERMIT (CUP) 16-016
CONDITIONS OF APPROVAL
AS APPROVED BY THE PLANNING COMMISSION
ON NOVEMBER 22, 2016

The Conditional Use Permit shall permit the sale of beer and wine for on-site consumption in conjunction with an existing sit-down restaurant upon property located at 519 South Second Avenue. – APN: 8445-029-011

1.0 TIME LIMITS:

1.1 The approval of the Conditional Use Permit (CUP) application shall be subject to revocation one year from the date of the affirmation of the application by the Planning Commission if the approved use has not commenced.

2.0 GENERAL REQUIREMENTS:

2.1 Failure to comply with any of the Conditions of Approval noted herein shall be deemed just cause for the revocation of the approval of the CUP by the Planning Commission.

2.2 Any previously existing zoning entitlements for the property shall remain in effect, except for the provisions thereof that have been expressly superseded by the Conditions of Approval and the associated approved project plans of this CUP application.

2.3 The business shall obtain and maintain a valid city business license and pay the required fee(s) in compliance with the provision of Section 5.04.060 of the Covina Municipal Code.

2.4 Under certain provisions of the California Environmental Quality Act (CEQA), the project proposal has been determined to be categorically exempt from environmental review under CEQA Guidelines Section 15301. If a Notice of Exemption is filed with the City, then the period during which legal challenges can be filed based upon violations of CEQA is reduced from 180 days to 35 days. To file the Notice of Exemption, please contact the Planning Division.

2.5 Any new exterior ground-, wall-, or roof-mounted mechanical and/or utility equipment (and any communication-related facilities that are exempt from local regulation) shall be screened from all views by building features, the elements of which must match the style and color of the building, and/or landscaping.

2.6 Any required site features for the disabled, including, but not limited to, property access identification, parking stall and unloading area dimensions, path of travel, and building access, must comply with all applicable State Codes and must be reviewed by the Building Division (contact the Building Division for specific requirements).

2.7 In accordance with Chapter 11.36 of the Covina Municipal Code, no street trees adjacent to the property shall be cut or trimmed in any manner by any persons associated with management, operational, or maintenance activities on the site without first obtaining a permit from the Covina Public Works Department.

2.8 The approval of this request shall not waive compliance with all other applicable sections of the Covina Municipal Code, the Covina Design Guidelines, and all other associated plans and non-City laws and regulations that are in effect at the time of Building Permit issuance or the approval of this application.

2.9 The applicant shall defend, indemnify and hold harmless the City, its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim, action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

2.10 The applicant shall reimburse the City for any court and attorney's fees which the City may be required to pay as a result of any claim or action brought against the City because of this grant. Although the applicant is the real party in interest in an action, the City may, at its sole discretion, participate at its own expense in the defense of the action, but such participation shall not relieve the applicant of any obligation under this condition.

2.11 If any provision of this grant is held or declared to be invalid, then the application approval shall be void and the privileges granted hereunder shall lapse.

2.12 The costs and expenses of any code enforcement activities, including, but not limited to, attorneys' fees, caused by the applicant or property owner's violation of any Condition imposed by this approval or any provision of the Covina Municipal Code shall be paid by the property owner.

2.13 Any new and changing ordinances adopted prior to the final approval of the project may warrant new review.

2.14 All proposed permanent exterior signage for the property is subject to a separate, follow-up review and approval process, and all applicable codes and requirements shall be met. Also, sign permits must be obtained from the City prior to the installation of any new permanent or temporary signs. And all illuminated signage shall be prohibited from generating any glare or imposing any other negative impacts onto any adjacent properties or onto the adjoining sidewalks and streets.

2.15 The installation of a new or the modification of any existing security system(s) in the appurtenant building, as addressed under Chapter 8.20 of the Covina Municipal Code, shall be coordinated with the Covina Police Department.

2.16 The City shall have the reasonable right of entry to inspect the immediate premises and the overall property to verify compliance with the Conditions of Approval.

3.0 COMMUNITY DEVELOPMENT DEPARTMENT, BUILDING AND SAFETY DIVISION REQUIREMENTS AS THEY PERTAIN TO ANY CONTRUCTION OR TENANT IMPROVEMENT WORK:

3.1 Submit 6 sets of complete plans including any proposed utilities and earthwork; two sets shall be "stamped approved" by the Covina Planning Division and include the Building Section's comments for consultant review. This project must comply with the 2013 California Building Standards and 2013 energy code.

3.2 Two sets each of any structural and energy calculations shall be submitted with the above mentioned plans. All calculations must bear an original signature from the documented author.

3.3 This project must comply with Federal and State Accessibility requirements to and throughout the building. Include compliance methods and structural details on the plans. Demolition and renovations activities require an asbestos containing materials (ACM) survey. (SCAQMD RULE 1403) The ACM report shall be prepared by an accredited testing laboratory in accordance with SCAQMD rules and regulations. Proof of notification to the South Coast Air Quality Management District (SCAQMD), Office of Operations, shall be submitted to the Building Division with your permit application for all renovations and demolition activities. Contact the SCAQMD at the address or number below for more information. Once any demolition activity has been approved by the SCAQMD, a formal demolition plan and permit must be obtained from the Building Division. **Contact:** SCAQMD Headquarters; 21865 Copley Drive, Diamond Bar, CA, (909) 396-2381.

3.4 The Los Angeles County Fire Department needs to review your construction plans, to expedite this process you will need to contact one or more of their Regional plan check office(s): Appointments to discuss Fire Department requirements may be made between 7:30 a.m. and 10:30 a.m. The main office is located at 5823 Rickenbacker Road, Commerce, CA 90040-3027. Phone number is (323) 890-4125.

3.5 Please provide an additional digital copy (pdf preferred) of the building floor plan, elevations, and site plan to be submitted to the LA County Assessor. This copy should be in sufficient detail to allow the assessor to determine the square footage of the building and, in the case of residential buildings, the intended use of each room.

3.6 For additional information, please contact the LA County Assessor's, Public Service Desk at 888-807-2111.

3.7 Construction activity within 500 feet of a residential zone is prohibited between the hours of 8:00 pm and 7:00 am and on Sundays and Holidays unless otherwise permitted by the City.

3.8 There may be additional comments or concerns from Building and Safety Division during the plan check process.

4.0 COVINA POLICE DEPARTMENT REQUIREMENTS:

4.1 The owners, operators, or managers shall preserve the video security system's recorded information of each business day for a period of not less than ten (10) business days thereafter for the Police Department's review in connection with a criminal investigation.

4.2 PLEASE TAKE FURTHER NOTICE that if a breach of a condition of this Permit (which is a public nuisance – pursuant to Chapter 8.40 of the Covina Municipal Code) results in an imminent hazard to persons or property, the Police Chief or other authorized official may, if necessary to summarily abate the nuisance, require a cessation of your business operations or a closure of the Premises pursuant to Section 8.40.180 [Emergency Action to Abate an Imminent Hazard] of the Covina Municipal Code. That section states in part as follows:

> **(a)** Notwithstanding any provision of the Covina Municipal Code to the contrary, the police chief, the fire chief, or the building official, or any of their designees, may cause a public nuisance to be summarily abated if it is determined that the nuisance creates an imminent hazard to a person or persons, or to other real or personal property.

5.0 ENVIRONMENTAL SERVICE DIVISION REQUIREMENTS:

5.1 Paid the initial plan review fee of $40 dollars.

5.2 ES-CD1: Construction and Demolition Debris Recycling- Complete form, sign, return original, attach copy to field plans, fax copy to Athens Services when requesting waste container; also request Athens Load Characterization upon completion of C&D.

5.3 ES-CD2: Construction & Demolition Debris Recycling- Upon completion of C&D, complete form, sign, return original with Athens Load Characterization Report.

5.4 Only Athens Services/Covina Disposal, 888-336-6100, is allowed to provide bins and pickup and dispose of trash and recyclables, including all C&D project. Exception: Project contractor, using his own equipment and staff, can take recyclables to a recycling facility.

5.5 OC1A- Complete form, sign, return original, attach copy to field plans.

6.0 COVINA POLICE DEPARTMENT REQUIREMENTS: THE APPROVED CONDITIONAL USE AND THE OVERALL PROPERTY SHALL BE OPERATED IN ACCORDANCE WITH THE FOLLOWING:

6.1 The applicant shall comply with all operational requirements of the Covina Police Department (see section 4.0).

6.2 No outside speakers pertaining to the business shall be permitted.

6.3 The maximum number of customers, employees or other staff that may be in the eating establishment at any one time shall conform to the occupancy limit(s) of the Los Angeles County Fire Department and the Building and Safety Division.

6.4 The applicant shall provide sufficient security for the entire business, conforming to the requirements of the Police Department.

6.5 No trash or discarded items shall be placed in the rearward alley, except if placed in a temporarily located refuse bin or other element that has been approved by and that meets the requirements of the Public Works Department.

6.6 The Covina Police Department reserves the right to modify the hours of operation, cease any type of entertainment, or close the business altogether at any time should, in the opinion of the on-duty Watch Commander or his designee, the operation of the business impact normal police operations to the extent that public safety has been jeopardized.

6.7 If, in the opinion of the Chief of Police or his designee, there is or may be a need to change or modify the Conditions of this Conditional Use Permit, the Chief of Police or his designee may initiate a public hearing before the Planning Commission. After due notice, which affords the applicant an opportunity to be heard, the Planning Commission may, but is not obligated to, change or modify the Conditions stated herein.

6.8 Any subsequent change(s) in the uses or improvements on the property or operational activities (including, but not limited to, the size or layout of the interior of the building; the building architecture and/or features; and/or the type and/or intensity of the permitted uses) beyond what is permitted under this CUP application shall not proceed without further City review and approval to ensure compliance with the applicable codes and requirements and, if necessary, the mitigation of any identified impacts (such as design, noise, traffic, and parking). A new zoning application(s) and possibly an impact-related study(ies) may be required for such future change(s) or improvements.

6.9 Any outdoor storage pertaining to the business is prohibited.

6.10 The site, building, signage, and any landscape improvements shall be maintained in a sound and attractive condition, free of weeds, trash or debris, visible deterioration, graffiti, or other conditions that violate the Covina Municipal Code. The City may require that the applicant or the property owner pay the actual and reasonable cost for code compliance services needed to address any problem conditions.

- **END OF CONDITIONS** -

CITY OF COVINA

PLANNING COMMISSION AGENDA REPORT
ITEM NUMBER PH2
NOVEMBER 22, 2016

TO: Chairman and Members of the Planning Commission

FROM: Brian K. Lee, AICP, Director of Community Development

SUBJECT: **Conditional Use Permit (CUP) 16-006 and Site Plan Review (SPR) 16-006, a request to construct a concealed wireless communication facility and associated equipment, on a church property in the "RD-1250, Residential – Multiple Family and Condominium" zone, located at 165 W. Dexter Street, APNs: 8444-008-029 & 030.**

SITE AND PROJECT DESCRIPTION

A. Project Information:

Request:	The construction and operation of a 56-foot high roof-mounted wireless communication facility (fully concealed within a church steeple)
Applicant:	Reliant Land Services Inc. for Verizon Wireless
Property Owner:	Community Christian Center of San Gabriel Valley
Location:	165 W. Dexter St.
Assessor Parcel Map No.:	8444-008-029 and 8444-008-030

B. Site and Surrounding Land Uses-Table 1:

	General Plan	Zoning	Existing Uses
Site	HDR (High Density Residential)	RD-1250 Residential Multiple-Family 1,250 sf minimum lot area	Church
North	HDR (High Density Residential)	RD-1250 Residential Multiple-Family 1,250 sf minimum lot area	Multiple-Family Residences
South	MDR (Medium Density Residential)	RD-4300 (PCD) Residential Multiple-Family 1,250 sf minimum lot area with a Planned	Multiple-Family Residences

		Community Development overlay)	
East	HDR (High Density Residential)	RD-1250 Residential Multiple-Family 1,250 sf minimum lot area	Multiple-Family Residences
West	HDR (High Density Residential)	RD-1250 Residential Multiple-Family 1,250 sf minimum lot area	Multiple-Family Residences

C. Site Characteristics: The proposed concealed unmanned wireless facility is to be located within the the property at the northeast corner of West Dexter Street and South Third Avenue. Currently, the property is developed with a Church, the Community Christian Center of San Gabriel Valley. The church building is oriented parallel along West Third Avenue and the parking lot for the church is toward the east side of the property. The proposed concealed unmanned wireless facility is to locate at the existing Church tower and steeple but with an increase in height from 46 feet to 56 feet.

D. Development Standards and Project Data: Table 2 below indicates that the proposed wireless communication facility or WCF would conform to the applicable development standards of Chapter 17.65 ("Wireless Communication Facilities") of the Covina Municipal Code (CMC).

	Development Standards	Code Requirement	Proposal	Comments
1.	WCF Front Yard Setback	10 feet	Approximately 10 feet	Complies
2.	WCF Side and Rear Yard Setbacks	10 feet	Approximately 12 feet	Complies
3.	WCF Distance from next closest building to the east)	N/A	Approximately 150 feet	Complies
4.	WCF Height	55 feet	42 feet to the top of the WCF (height does not include the church's steeple, about 14 feet high)	Complies
5.	WCF impact on-site parking	Cannot reduce parking below Code requirement and cannot result in any obstructions	Would not result in any changes to on-site parking or circulation	Complies

ANALYSIS

A. Proposed Project: The Applicant, Verizon Wireless, is requesting to construct and operate an unmanned 42-foot tall wireless communication facility (WFC) that would consist of multiple panel antennas and appurtenances completely concealed within a church tower and steeple structure at the above-described location. The Applicant proposes to raise the height of the existing church tower and steeple for another 14 feet in height while the antennas are concealed within a 12-foot segment of the tower between 30 feet high and 42 feet high. The modified tower structure with the concealed wireless communication facility would provide architecturally harmony and visually aesthetic with the surrounding buildings. The existing steeple is to be rebuilt on top of the raised height of the tower. The supporting equipment would be housed and secured in solid stucco wall enclosure to be located about 25 feet north of the tower at the West Third Avenue behind the 10-foot side year setback area. Access to the equipment would be controlled by a solid metal gate on the south side of the enclosure. Access for repair and/or maintenance for the antennas would be within the church facility.

B. Applicable Regulations: Under Chapter 17.65 ("Wireless Communication Facilities") of the Covina Municipal Code (CMC), any proposed wireless communication facility typically requires a conditional use permit and must meet both the standards listed in that Chapter as well as the requirements of the underlying zoning district. For this property, the underlying zoning district-related requirements generally would be the provisions of the "RD-1250, Residential Multi-family and Condominium" zone under CMC Chapter 17.28.

C. Land Use Compatibility: Pursuant to CMC Chapter 17.65, standalone wireless communication facilities are permitted in the similar "RD-1250, Residential Multi-family and Condominium" zone, subject to the Conditional Use Permit (CUP) process. The City has previously permitted under the CUP process many similar communication facilities, subject to reasonable development standards, with no reported land use issues or conflicts. The staff believes that the subject wireless communication proposal would be harmonious with surrounding on and off-site improvements and activities, because it would be fully concealed within an architecturally attractive church tower and steeple. Secondly, the facility would be sited, operated, and maintained in a manner that would not interfere with any on- or off-site business-related activities or multiple family dwellings such as parking or circulation.

D. Conditional Use Permit Findings of Fact: Based upon an analysis of the Conditional Use Permit (CUP) application, the staff recommends that the Planning Commission make the following findings:

1. That the site for the use is adequate in size and shape to accommodate the proposed use.

Fact: The structure in which the wireless communication facility (WCF) would be installed and all supporting equipment would be located in a currently developed church property. The WCF is completely concealed within the existing but modified height church tower and steeple. This location would not result in any disruptions regarding current activities on the property. The Planning staff has identified no site-related constraints or issues concerning any components of the proposed communication facility and associated equipment.

2. That the streets adjacent to the use are adequate to handle the traffic generated.

   Fact: The proposed unmanned wireless communication facility would have a negligible impact on the surrounding streets, which are Dexter Street and Third Avenue, because the facility generally would require only monthly maintenance by a single technician. In other words, the Planning staff believes that the overall surrounding roadway system has sufficient widths and capacities to accommodate maintenance and occasionally other personnel associated with the proposed use.

3. That the use will have no adverse effect on abutting properties.

   Fact: As stated in this report, the proposed WFC would be completely concealed within an attractive church tower and steeple structure, the supporting, general ground-level equipment is required to be fully concealed with solid decorative block and stucco material, and the WFC would be located roughly 150 feet from the closest residential building on easterly abutting property. Also, the staff has not identified any adverse effects of the proposal relative to the adjoining areas. Furthermore, the conditions of approval will provide the City with adequate safeguards for preventing any potential WFC-associated nuisances on the surroundings arising from facility-related construction or operations, including any possible noise, lighting, or other incursions.

4. That the proposed use does not affect the public health, safety and general welfare of the community.

   Fact: No major public health- or safety-related impacts have been identified during project review. At construction completion and in perpetuity, the wireless communication facility would be subject to certain regulations of the Federal Communications Commission (FCC) regarding radio frequency (RF) emissions. And building permits would have to be obtained in conjunction with facility construction. Furthermore, the Conditions of Approval will prevent any potential operational or design related issues. In short, the Planning staff believes the proposed wireless communication facility will not impact the community's public health, safety, and general welfare. Rather, as noted above, the staff believes that the proposed

architecturally-concealed WCF would blend with the surroundings and would become a visual focal point in the community.

E. Site Plan Review Findings of Facts: Based upon an analysis of the Site Plan Review (SPR) application, the staff recommends that the Planning Commission make the following findings:

1. All provisions of this title are complied with;

   Findings of Fact: The proposed wireless communication facility (WFC) being designed to completely conceal within the church tower and steeple comply with the Covina Municipal Code, Covina General Plan, and the Covina Design Guidelines. The attached conditions of approval require review for compliance with other codes including but not limited to the city's building code.

2. The following are so arranged that traffic congestion is avoided, pedestrian and vehicular safety and welfare are protected, and there will be no adverse effect on surrounding property:

   Findings of Fact: The WFC would not alter the right-of-ways, or cause a significant traffic-related impact. Access to the equipment enclosure area is from the property and the access to the antennas is within the church building. Therefore, there will not be any adverse effect on the surrounding property.

3. The project design conforms to the general plan, the design guidelines, transportation demand management regulations, and any specific plans or guidelines which may be applicable to the project;

   Findings of Fact: The WFC complies with all the applicable regulations as described in the staff report. The concealment of the WFC will protect the visual aesthetic of the community, which then complies with the General Plan Land Use Objective 3: "A community that is attractive and maintains a good image and small town atmosphere" (Land Use Element Objective E3). No specific plans and transportation demand management regulations are applicable for this project.

4. The project design is harmonious, consistent and complete within itself and functionally and visually compatible with neighboring structures and the area in which it is located

   Findings of Fact: The proposed wireless communication facility (WFC) being designed to completely conceal within the church tower and steeple and the exterior colors and

materials matching the existing the church will provide harmony and visual compatibility to the neighboring structure.

5. The development will constitute an adequate environment for the intended use by sustaining the desirability and stability of the neighborhood and community;

   Findings of Fact: The concealment of the wireless communication facilities within the existing but modified church tower and steeple would enhance the desirability and stability of the neighborhood, which are mostly multi-family residential structures.

6. Proposed lighting is so arranged as to reflect the light away from adjoining properties;

   Findings of Fact: The Conditions of Approval require a Lighting Plan if the Applicant choose to install new lighting, which will be reviewed by staff through the plan check process. Any exterior lights must be covered from above and pointed away from adjoining properties.

7. Proposed signs will not by size, location, color or lighting, interfere with traffic or limit visibility;

   Findings of Fact: No signs are proposed by the Applicant. The attached Conditions of Approval require that any proposed signage will be subject to the appropriate sign permitting process.

8. Utility and street improvements

   Findings of Fact: The site is developed and occupied by a church. All improvements are installed.

PUBLIC HEARING NOTICE AND NOTIFICATION

The applicant was given a copy of the staff report, including all attachments. Property owners within the 300 feet radius from the project site were mailed notices of the Planning Commission public hearing on November 7, 2016, a minimum of ten (10) days before the hearing as required by law. A public hearing notice was published in the San Gabriel Examiner newspaper on November 10, 2016.

ENVIRONMENTAL DETERMINATION

Pursuant to and in accordance with the provisions of the California Environmental Quality Act (CEQA) Guidelines, the City has analyzed the proposed stealth wireless communication facility and determined that it would be Categorically Exempt in accordance with Section 15301(a),

Class 1 of the CEQA Guidelines. As described herein, the project would consist of installing a wireless communication facility at about 42 feet height level and would be completely concealed within a church tower and steeple. In summary, the staff finds that there is no substantial evidence that the project will have a significant effect on the environment.

RECOMMENDATION

Staff recommends approval of Site Plan Review (SPR) 16-006 and Conditional Use Permit (CUP) 16-006 through the adoption of the attached Resolution with conditions of approval.

Prepared by:

Nancy Fong, AICP
Community Development Consultant

Approved by:

Brian K. Lee, AICP
Director of Community Development

EXHIBITS

1. Area Map
2. 300-foot Radius Map and Notification
3. Project Plans (reductions), full size under separate cover
4. Photo Simulations
5. Resolution with Conditions of Approval

CITY OF COVINA

CONDITIONAL USE PERMIT (CUP) 16-006

SITE PLAN REVIEW (SPR) 16-006

165 W. DEXTER AVE.

SUBJECT SITE

EXHIBIT 1

CITY OF COVINA

EXHIBIT 2

500' RADIUS MAP

GC MAPPING SERVICE, INC.
3055 WEST VALLEY BOULEVARD
ALHAMBRA CA 91803
(626) 441-1080 FAX (626) 441-8850

LEGEND

(60) OWNERSHIP NO.

OWNERSHIP HOOK

CASE NO.

DATE: 03 - 10 - 2016

SCALE: 1" = 100'

OWNERSHIP MAP

31 8444-007-024
EDWARD J SERHAL
5202 WILLOW WOOD RD
ROLLING HILLS EST CA 90274

32 8444-007-025
ROBERT L JAMES
2005 E MICHELLE ST
WEST COVINA CA 91791

33 8444-007-028
KEVIN D & LINDA M CHAMBERS
201 W SAN BERNARDINO RD
COVINA CA 91723

34 8444-007-029
FOUAD W & AMAL YACOUB
259 W DEXTER ST
COVINA CA 91723

35 8444-007-030
ANTONIO J & SUSAN MACHAIN
261 W DEXTER ST
COVINA CA 91723

36 8444-007-031
CATHY CASPER
263 W DEXTER ST
COVINA CA 91723

37 8444-007-032
REBECCA L KINGSBURY
265 W DEXTER ST
COVINA CA 91723

38 8444-007-033
MARY A ZAMEL
2514 E ALASKA ST
WEST COVINA CA 91791

39 8444-007-034
DIANE M COSTIGAN
269 W DEXTER ST
COVINA CA 91723

40 8444-007-035
KAREN A SMITH
271 W DEXTER ST
COVINA CA 91723

41 8444-007-036
ROBERT & SU HUA ACON
567 N ALTA VISTA AVE
MONROVIA CA 91016

42 8444-007-038
AVEDIK & AZNIVE SIMONIAN
1117 PROMONTORY PL
WEST COVINA CA 91791

43 8444-007-039
EUGENE T & GERALDINE L WELTER
2751 S CITRUS ST
WEST COVINA CA 91791

44 8444-007-040
IRENE C CHANG
44 E HUNTINGTON DR
ARCADIA CA 91006

45 8444-007-042
JAYGO INTERNATIONAL LLC
433 CHERYL LN
CITY OF INDUSTRY CA 91789

46 8444-008-001
CLAUDIA BOYD
4650 CANYON PARK LN
LA VERNE CA 91750

47 8444-008-002
CARMINA & WILLIAM MCALPIN
211 S CITRUS AVE
COVINA CA 91723

48 8444-008-003
JAMES & SHERYL GROVER
18132 E TUDOR ST
COVINA CA 91722

49 8444-008-005
MING T & EDWIN WEN
9632 HARVEST VISTA DR
RANCHO CUCAMONGA CA 91730

50 8444-008-006
SYLVIA W CHANG
616 S DEL MAR AVE #B
SAN GABRIEL CA 91776

51 8444-008-007
MARY J COOPER
148 W CENTER ST
COVINA CA 91723

52 8444-008-010
EDWARD J SERHAL
5202 WILLOW WOOD RD
ROLLING HILLS EST CA 90274

53 8444-008-011
WILLIAM W KAGY
35 PIN OAK KNOLL
SILER CITY NC 27344

54 8444-008-017,019
MT REAL ESTATE LLC
600 W COMMONWEALTH AVE
FULLERTON CA 92832

55 8444-008-018
LOUISE FRYE
PO BOX 1167
NIPOMO CA 93444

56 8444-008-022,023
WILLIAM B MCALPIN
211 S CITRUS AVE
COVINA CA 91723

57 8444-008-026
KUYOUN & LYDIA Y YU
3747 VALLEY LIGHTS DR
PASADENA CA 91107

58 8444-008-027
MARILYN A NERISON
158 W CENTER ST
COVINA CA 91723

59 8444-008-028
MARILYN K HUMPHREY
775 E KEMP PL
COVINA CA 91722

60 8444-008-029,030
COMMUNITY CHRISTIAN CENTER OF
SAN GABRIEL VALLEY INC
165 W DEXTER ST
COVINA CA 91723

61 8444-008-031,032
KENT BURNS RAMBLER INC
16217 KITTRIDGE ST
VAN NUYS CA 91406

62 8444-009-010
LA LAND LLC
2225 W VALLEY BLVD
ALHAMBRA CA 91803

63 8444-009-015
DEAN D LI
151 W ARBOR CT
COVINA CA 91723

64 8444-009-016
CHIA C HAN
155 W ARBOR CT
COVINA CA 91723

65 8444-009-017
FEI LI
157 W ARBOR CT
COVINA CA 91723

66 8444-009-018
JAMES C & JOELLE L PEELGREN
161 W ARBOR CT
COVINA CA 91723

67 8444-009-019
DAVID Z SU
2802 MOUNTAIN RIDGE RD
WEST COVINA CA 91791

68 8444-009-020

SAME AS #67

69 8444-009-021
VICTOR & ROSALIE ARIVZU
171 W ARBOR CT
COVINA CA 91723

70 8444-009-022
YILEI SHI
175 W ARBOR CT
COVINA CA 91723

71 8444-009-023
ULISES M PEREZ
511 N LEAF AVE
WEST COVINA CA 91791

72 8444-009-024
JASON J CHEN
182 W ARBOR CT
COVINA CA 91723

73 8444-009-025
GARY TAM
176 W ARBOR CT
COVINA CA 91723

74 8444-009-026
TAMMY TRINH
172 W ARBOR CT
COVINA CA 91723

75 8444-009-027
ERIC YEN
168 W ARBOR CT
COVINA CA 91723

76 8444-009-028

SAME AS #75

77 8444-009-029
BECKY B TOY
158 W ARBOR CT
COVINA CA 91723

78 8444-009-030
ALBERT MATIAS
20601 MANSEL AVE
TORRANCE CA 90503

79 8444-009-031
JOEL & JANELLE SANTOYO
152 W ARBOR CT
COVINA CA 91723

80 8444-009-032
ARVIN P NER
151 W REDWOOD CT
COVINA CA 91723

81 8444-009-033
OLUFEMI OPANUBI
155 W REDWOOD CT
COVINA CA 91723

82 8444-009-034
XIAO L WEN
157 W REDWOOD CT
COVINA CA 91723

83 8444-009-035
OSCAR J ONTIVEROS
167 W REDWOOD CT
COVINA CA 91723

84 8444-009-036

SAME AS #83

85 8444-009-037
GONZALO A & EVY M EGAS
171 W REDWOOD CT
COVINA CA 91723

86 8444-009-038
CARLOS E PICCIOTTO
516 SEFTON AVE #B
MONTEREY PARK CA 91755

87 8444-009-039
SHIH C YANG
179 W REDWOOD CT
COVINA CA 91723

88 8444-009-040
WILLIE MCKINNEY
182 W REDWOOD CT
COVINA CA 91723

89 8444-009-041
CINDY LUJAN
176 W REDWOOD CT
COVINA CA 91723

90 8444-009-042
LUCIO & AMELIA G PADILLA
172 W REDWOOD CT
COVINA CA 91723

91 8444-009-043
TIMOTHY KUAN
813 S DORA ST
UKIAH CA 95482

92 8444-009-044

SAME AS #91

93 8444-009-045
ALLEN J GOOCH
158 W REDWOOD CT
COVINA CA 91723

94 8444-009-046
WAI CHING LUI
156 W REDWOOD CT
COVINA CA 91723

95 8444-009-047
BERNARD & OFELIA THOUANEL
152 W REDWOOD CT
COVINA CA 91723

96 8444-010-001
PAULINE MORRIS
202 W DEXTER ST
COVINA CA 91723

97 8444-010-002
ADOLF & MARGARETHA BERGLER
834 S HILLWARD AVE
WEST COVINA CA 91791

98 8444-010-006
AVEDIK M & AZNIVE SIMONIAN
1117 PROMONTORY PL
WEST COVINA CA 91791

99 8444-010-014
GEORGE M BRADFORD
7923 WARNER AVE #E
HUNTINGTON BEACH CA 92647

100 8444-010-017
COVINA FIRST SOUTHERN BAPTIST CHURCH
331 S 3RD AVE
COVINA CA 91723

101 8444-010-018
MARK M DAVIS
970 S VILLAGE OAKS DR #102
COVINA CA 91724

102 8444-010-019
BETTY J NAYLOR
900 E HARRISON AVE #D102
POMONA CA 91767

103 8444-010-020
ALFRED K & KUO LIN YU
1330 S RED BLUFF LN
WALNUT CA 91789

104 8444-010-021
RONALD NICHOLS FAMILY PROPERTIES
CHAPALA LLC
PO BOX 7360
VENTURA CA 93006

105 8444-010-024
TOMISLAV CZERNY
219 W PUENTE ST
COVINA CA 91723

106 8444-010-025
ANNE M JORDAN
480 FATHOM DR
SAN MATEO CA 94404

107 8444-010-026
JOSE & LILY TAM
841 S EASTHILLS DR
WEST COVINA CA 91791

REPRESENTATIVE
RELIANT LAND SERVICES
ATTN: MARILYN WARREN
1745 ORANGEWOOD AVE SUITE 103
ORANGE CA 92868

APPLICANT
VERIZON WIRELESS
SHOPPERS
15505 SAND CYN AVE BLDG D 1ST FL
IRVINE CA 92618

GC MAPPING SERVICE INC NP
ATTN: GILBERT CASTRO
3055 W VALLEY BLVD
ALHAMBRA CA 91803

Standard Application Form – 1

Community Development Department – Planning Division
125 East College Street • Covina, California 91723 • (626) 384-5450 / Fax: (626) 384-5479

Planning Division
City of Covina
MAR 30 2016
125 E. College Street
(626) 858-7231

Applicant Information

Name of Proposed Project: Shoppers
Project Address: 165 W. Dexter Street
Assessor's Parcel Number: 8444-008-029 and 030
Phone: (949 877-6639 | E-Mail: marilyn.warren@RLSUSA.com
Applicant Name: Verizon Wireless - Reliant Land Services Agent
Applicant Address: 1745 Orangewood Ave. Suite 103 - Orange CA 92868
Property Owner Name: Community Christian Center of San Gabriel Valley
Property Owner Address: 165 W. Dexter - Covina CA 91723

Staff Use Only
MUNIS NO: 5749
FILE NO: SPR 16-006
CUP-006

Project Type

Please check the type of project review requested. If you are applying for more than one review you may check all that apply.

- ☐ Artificial Turf Permit
- ☐ Administrative Use Permit
- ☒ Conditional Use Permit
- ☐ Development Agreement
- ☐ General Plan Amendment
- ☐ Historic Structure Designation
- ☐ Lot Line Adjustment
- ☐ Pre-Application Review
- ☐ Planned Community Development (PCD)
- ☐ PCD Amendment
- ☐ Public Convenience or necessity (ABC)
- ☒ Site Plan Review-Major
- ☐ Site Plan Review-Minor (Residential)
- ☐ Site Plan Review-Minor (Non-Residential)
- ☐ Tentative Parcel Map
  - ☐ Time Extension
- ☐ Tentative Tract Map
  - ☐ Time Extension
- ☐ Tree Preservation Permit
  - ☐ Minor
- ☐ Vacation of Alley, Easement, Street
- ☐ Variance
- ☐ Variance (Minor)
- ☐ Zoning Ordinance Amendment/ Zone Change
- ☐ _____ (Other)
- ☐ _____ (Other)

Project Description

Detailed Description of Proposed Project (Attach Additional Sheets if Necessary)

See Attached Project Description Sheet

Owner Certification

I certify that I am presently the legal owner of the above described property. Further, I acknowledge the filing of this application and certify that all of the above information is true and correct. If applicant is different from the legal property owner, a property owner's authorization form must accompany this application.

Date: _____ Signature: See Attached letter of Authorization

Print Name and Title: _____

STAFF USE ONLY

Date Received:	Received by:	Fees:	Receipt No:
3/30/16	Vidal F.M.	SPR + CUP	16258

Planning\FORMS\Checklist

Standard Application – 2
Property Owner's Authorization Form

Community Development Department – Planning Division
125 East College Street • Covina, California 91723 • (626) 384-5450 / Fax: (626) 384-5479

List the name(s) and address(es) of all property owner(s).

1. Owner Name: Community Christian Church of San Gabriel Valley Inc
   Complete Address: 165 W. Dexter Street - Covina CA 91723 | ATTN: Pastor Eric Giorgio
   Email: Ericgiorgio@gmail.com Phone: 626 331-2059
2. Owner Name: _____
   Complete Address: _____
   Email: _____ Phone: _____
3. Owner Name: _____
   Complete Address: _____
   Email: _____ Phone: _____

Certification Statement - See Attached letter of Authorization

This letter shall serve to notify you and certify that I/we am/are the legal owner(s) of the property described in the attached application and do hereby authorize:

Applicant's Name: _____ Phone: _____

Applicant's Complete Address: _____ Email: _____

To file and present my/our interest for the referenced application(s): _____

Name (printed): _____

Title: _____ Date: _____

Signature: _____

Standard Application – 3
Project Description Form

Community Development Department – Planning Division
125 East College Street • Covina, California 91723 • (626) 384-5450 / Fax: (626) 384-5479

The following information must be completed and submitted with new applications: (Print or type all information entered)

A. General Information

Project Address or Assessor's Parcel Number: 1654 W. Dexter Street

Site Area: 17,500 ~~Building~~ Project Area: +/- 223 SF ~~Building~~ Project Height: 56' 6" No. of Floors: NA

Total anticipated number of employees: NA Max shift: _____ Hours of operation: _____

Does the business involve the sale of any food or beverages? ☐ No ☐ Yes

Will the project be built in phases? ☑ No ☐ Yes If **YES**, a phasing plan is required to be submitted.

Will any permits be required from agencies other than the City (including a Hazardous Materials Business Plan)?
☑ No ☐ Yes If yes, list: _____

Will the project use, store, or dispose of potentially hazardous chemicals, materials, toxic substances, flammables or explosives? ☑ No ☐ Yes If yes, describe: _____

If any of the above answers are **YES**, please describe in detail on a separate sheet.

B. Existing Land Uses of the Subject and Surrounding Properties

Subject property: Church

North: Single-family residential

East: multi-family residential

South: multi-family residential

West: Single-family residential

C. Physical Site

Will the project modify existing natural features? ☑ No ☐ Yes If **YES**, please describe in detail on a separate sheet?

Estimated cubic yards of grading involved in the project: ☑ None ☐ Cut = _____ Fill = _____

What is the maximum height and grade of constructed slopes? Maximum height for tower extension is 56' 6"

D. Archaeological/Historical

Is the project located in an area of archaeological or historical sensitivity as identified in the Covina General Plan?
☑ No ☐ Yes If **YES**, please describe in detail on a separate sheet.

E. Flora and Fauna

Describe the types of vegetation and trees in the project area: NA - project does not disturb natural trees and vegetation

Number of Oak trees on the site: 0 Number of Oak trees to be removed: 0 a Tree Permit application must be obtained

Describe the types of wildlife found in the project area: NA -

F. Noise

Will the project increase noise levels within the project area of surrounding neighborhood?

☒ No ☐ Yes If **YES**, please describe in detail on a separate sheet

Will the project increase the amount of light, vibration, dust, ash, smoke, or odors during construction or after development? ☒ No ☐ Yes If **YES**, please describe in detail on a separate sheet.

G. List of Attached Environmental Reports

NA

Contact person for environmental: Marilyn Warren/Reliant land Services Phone: 949 877-6637

Environmental firm: _____ E-mail: marilyn.warren@RLSUSA.com

Mailing Address: 1745 Orangewood Ave, Suite 103/ Orange CA 92868

H. Certifications

Government Code Section 65962.5 requires the Planning Division to make available to applicants the most current list of "Identified Hazardous Waste Sites" from the State Office of Planning and Research. The list is available on the web at www.dtcs.ca.gov under Mandated Web Site Postings.

All applicants must complete and sign the following statement in order for the Planning Division to deem the application complete.

"I, Marilyn Warren, certify that I have reviewed the list of "Identified Hazardous Waste Sites" from the Office of Planning and Research and have determined that the site that is the subject of this application is not on said list."

I hereby certify that to the best of my ability, the statements furnished above and the exhibits submitted with this application present the data and information required for this initial evaluation and that the facts, statements, and information presented are true and correct to the best of my knowledge. Furthermore, I understand that failure to provide the plans and information required may result in this application not being accepted as complete for planning and processing.

Name (printed): MARILYN WARREN-Reliant land Services Date: March 25, 2016

Signature: Marilyn Warren

Representative for: Verizon Wireless

Title: Site Acquisition

Standard Application
Project Contact List

Community Development Department – Planning Division
125 East College Street • Covina, California 91723 • (626) 384-5450 / Fax: (626) 384-5479

The following information must be completed and submitted with new applications: (Print or type all information entered)

Project Location: 165 W. Dexter - Covina CA

Staff Use Only
FILE NO.: SPR 16-006
MUNIS: 5749 CUP 16-00
RELATED FILES:

Applicant: Verizon Wireless

Primary Contact Person: Marilyn Warren - Reliant Land Services Agent for Verizon

Address: 1745 Orangewood Ave Suite 103 Orange CA 92868

Phone:	*Fax:*	*E-mail Address:*
949 877-6635		Marilyn.Warren@RLSUSA.CO

Secondary Contact Person: *(Please Specify Name, Company, Title)* NA

Address:

Phone:	*Fax:*	*E-mail Address:*

Legal Property Owner: Community Christian Center of San Gabriel

Address: 165 W. Dexter Street - Covina CA 91723

Phone:	*Fax:*	*E-mail Address:*
626 331-2059		Ericgiogio@gmail.com

Architect: Reliant Land Services *Contact Person:* Joy Lagos

Address: 1745 Orangewood Ave # 103 - Orange CA 92868

Phone:	*Fax:*	*E-mail Address:*
714 685-0123		joy.lagos@RLSUSA.CO

Engineer Same as Architect *Contact Person:*

Address:

Phone:	*Fax:*	*E-mail Address:*

Landscape Architect NA *Contact Person:*

Address:

Phone:	*Fax:*	*E-mail Address:*

Standard Application
Non-Residential Project Summary Table

Community Development Department – Planning Division
125 East College Street • Covina, California 91723 • (626) 384-5450 / Fax: (626) 384-5479

PROJECT INFORMATION

Project Name: Shoppers
Project Address: 165 W. Dexter Street.
General Plan:
Zoning District: RD-1250 Multiple family

PROJECT AREA			
Gross ~~14,750 SF~~ 17,500 SF		0.40	Acres
Net (Exclusive of dedication for major external and secondary streets)			Acres
AREA DISTRIBUTION (Net Area)	**Acres/Sq. FT.**		**% of Net Project Area**
Building Coverage NA - project does NOT impact existing			
Landscape Coverage NA	" "	"	"
Vehicular Coverage (Including parking, drive aisles, etc.) NA	"	"	"
Floor Area Ratio NA	"	"	"

FLOOR AREA DISTRIBUTION BY PROPOSED USE (Based on Net Area)			
Area of Building Pad	No. of Stores	Gross Floor Area	Proposed Use
NA - project does NOT impact building footprint			

PARKING (Calculate Each Use Within a Building Separately)			
Type of Use	Parking Ratio	# Spaces Req.	# Spaces Provided
NA - project does NOT impact parking use.			
Total:			

RELIANT LAND SERVICES INC.

Site Name: Shoppers
Property Address: 165 W. Dexter Street, Covina CA 91723
Parcel No: 8444-008-030

Letter of Authorization

The Owner of the subject property hereby authorizes Verizon Wireless and Reliant Land Services and its employees, agents, and contractors, to prepare, sign and file all entitlement, land use and building permit applications necessary to establish the proposed Verizon Wireless facility to be located on the property. It is agreed that the proposed facility's entitlements, land use and/or building permit applications will be submitted to the applicable jurisdiction at Verizon Wireless' sole risk and expense. The Owner of the subject property hereby authorizes Verizon Wireless and Reliant Land Services and their employees, agents and contractors, to access the property for the purpose of conducting signal strength tests, soils samplings, environmental surveys, determining equipment locations, coordinating utility services and conduit runs, and other engineering tasks required to complete the design of the proposed Verizon Wireless facility. It is understood that all access to the property will be coordinated in advance with the Owner's representative at mutually agreeable dates/times.

It is agreed that this Letter of Authorization is not a binding agreement among Verizon Wireless and Owner, and a long-term agreement is in the process of being completed among the parties and their representatives.

Signature: Pastor Eric Giorgio
Name: PASTOR ERIC GIORGIO
Title: SR. PASTOR
Company (if applicable): Community Christian Center
Date: 3-17-2016
Tel: 626-331-2059

RLS
RELIANT LAND SERVICES

Suite 103
1745 W Orangewood Ave
Orange, CA 92868
USA

PHONE (714) 685-0123
FAX (714)453-9692
E-MAIL info@rlsusa.com
WEB SITE http://www.rlsusa.com

PROJECT DESCRIPTION

VERIZON – SHOPPERS

165 W Dexter

Covina CA 91723
APN: 8444-008-029 and 030

REQUEST: Construction of an unmanned telecommunication facility for Verizon Wireless. The proposed antennas and equipment will be installed on the rooftop on an existing church and designed to match the existing rooftop tile treatment and features.

PURPOSE: To upgrade and maintain wireless communication services to Verizon customers inclusive of voice, data, streaming, and GPS.

SCOPE OF WORK:
Installation of:

- Ten foot Increase in height of existing steeple to house antennas behind FRP screening to match existing architectural features.
- Twelve (12) 8' panel antennas mounted behind FRP antenna screen wall.
- Twelve (12) RRU's and Twelve (12) A-2s
- Installation of two (2) main equipment cabinet (& one (1) diesel generator at ground level on 88 sf concrete pad

EXISTING CONDITIONS: The proposed improvements will be located on an existing approximate 17,400 sf lot located on the north-east corner of 3rd Street and W. Dexter Street which houses a church building and parking area. The property is surrounded by single family housing to the west and north; and multi-family housing to the south and east.

ZONING: RD -1250 (Multiple Family)

ENVIRONMENTAL: The proposed use is unmanned, and will not: generate additional traffic trips, increase noise levels in the vicinity or generate waste. It is exempted from CEQA pursuant to Code Article 19 Section 15303 (Class 3).

REQUEST FOR EXEMPTION TO HEIGHT FOR ROOFTOP MOUNTED ANTENNAS: The project requests a 10 foot extension of the existing steeple feature to house the proposed 8' antennas. The existing steeple feature is 46'6"' – and will be increase in height 56'6" under this application.

A Waiver Request is requested from the following Code Section:
17.65.70 - Height limits for roof mounted facilities:
Roof mounted facilities (new or colocated) that are placed on an existing building, or top mounted facilities (new or colocated) that are placed on an existing utility pole, water tank, or other similar

structure may extend to, but shall not exceed, a height of eight feet above the roof or top of the building or structure;

The eight foot long antennas are standard in the industry, and require a minimum one foot clearance above of the rooftop. To achieve this, a height of at least nine feet is required (more if screening is applied) to properly place and stealth. In addition, any setback from the rooftop edge will impede the signal (shadowing) and requires additional height above the rooftop to achieve a clear line of line. Unless façade mounted antennas are used, this Code Section is impractical to apply in most circumstances.

REQUEST FOR APPROVAL TO HEIGHT IN RD ZONE: The application is requesting a 10' extension to a steeple to house antennas which will bring the height of the steeple to 56'6'. Code Section 17.28.090 limits the height in the RD zone to 35', however the Section specially defines "building" as a residential structure which would not apply in this case, as this is an existing church building and the application is for wireless use.

17.28.090 Building height

No building or structure in the RD zone shall have a height greater than provided for in the following subsections. The use of the word "building" in the following subsections shall mean only those structures which are used as a residence:

A. The maximum building height shall be two stories or 35 feet except by conditional use permit.

Community Christian Center

165 W. Dexter Street

Covina, CA 91723-2642

626-331-2059 www.communitychristiancenter.org

March 16, 2016

Subject: Board Minutes

Re: Agreement to Sign Documents for CCC

It was resolved at the CCC Board Meeting that Pastor Eric Giorgio is authorized to sign documents involving the intent of Verizon to initiate cell tower agreement with our church.

Date : 3/17/16

Signature of Board Secretary: Laura Gomer

Laura Gomer

"My house shall be called a house of prayer for all nations" (Mark 11:17).

Community Christian Center

165 W. Dexter Street

Covina, CA 91723-2642

626-331-2059 [illegible]

March 16, 2016

Subject: Board Minutes

Re: Agreement to Sign Documents for CCC

It was resolved at the CCC Board Meeting that Pastor Eric Giorgio is authorized to sign documents involving the intent of Verizon to initiate cell tower agreement with our church.

Date : 3/17/16

Signature of Board Secretary: Laura Gomer

Laura Gomer

verizon

SHOPPERS

MTX 51 / BSC 2
MCE
165 W. DEXTER STREET
COVINA, CA 91723

OVERALL HEIGHT = 56'-0"

PROJECT TEAM

SITE ACQUISITION
RELIANT LAND SERVICES, INC.
1745 W. ORANGEWOOD AVE., SUITE 103
ORANGE, CA 92868
CONTACT: MARILYN WARREN
TELEPHONE: (949) 677-4639

PLANNING
RELIANT LAND SERVICES, INC.
1745 W. ORANGEWOOD AVE., SUITE 103
ORANGE, CA 92868
CONTACT: MARILYN WARREN
TELEPHONE: (949) 677-4639

ARCHITECT:
RELIANT LAND SERVICES, INC.
1745 W. ORANGEWOOD AVE., SUITE 103
ORANGE, CA 92868
CONTACT: ARCHIE CRUZ
TELEPHONE: (714) 685-6122

SURVEYOR:
FLOYD TURPEN INC.
28806 OLD TOWN FRONT ST., SUITE 203
TEMECULA, CA 92590
CONTACT: DAVID FLOYD
TELEPHONE: (951) 694-8942

UTILITY COORDINATOR:
VINCULUMS SERVICES, INC.
CONTACT: CINDY KRAUS
TELEPHONE: (949) 625-1407

PROFESSIONAL ENGINEER:
RELIANT LAND SERVICES, INC.
1745 W. ORANGEWOOD AVE., SUITE 103
ORANGE, CA 92868
CONTACT: CHRIS LEE
TELEPHONE: (949) 464-9702

VERIZON WIRELESS SIGNATURE BLOCK

DISCIPLINE:	SIGNATURE:	DATE:
RE VENDOR:		
ARE VENDOR:		
ARE COORDINATOR:		
UTILITY VENDOR:		
RF:		
RE:		
CE:		
EE:		
TRANSPORT:		

PROJECT DESCRIPTION

THIS PROJECT IS A VERIZON WIRELESS UNMANNED TELECOMMUNICATION WIRELESS FACILITY. IT WILL CONSIST OF THE FOLLOWING:

- NEW VERIZON WIRELESS 11'-0" x 8'-0" LEASE AREA
- (3) NEW VERIZON WIRELESS RADIO EQUIPMENT CABINETS ON (P) CONCRETE PAD
- (1) NEW VERIZON WIRELESS 16KW (54 GALLON) DIESEL STANDBY GENERATOR ON (P) CONCRETE PAD
- (1) NEW VERIZON WIRELESS GPS ANTENNA
- (12) NEW VERIZON WIRELESS 8' TALL PANEL ANTENNAS BEHIND (P) FRP SCREEN EXTENSION IN (E) STEEPLE
- (12) NEW VERIZON WIRELESS RRUS12 + A2
- (2) NEW VERIZON WIRELESS RAYCAPS
- NEW VERIZON WIRELESS 6'-0" TALL WROUGHT IRON FENCE

VICINITY MAP

DRIVING DIRECTIONS

FROM: VERIZON OFFICE

TO: 165 W. DEXTER STREET
COVINA, CA 91723

1. DEPART SAND CANYON AVENUE
2. MERGE ONTO I-5 N
3. MERGE ONTO CA-57 N
4. MERGE ONTO I-10 W
5. TAKE EXIT 37A FOR CITRUS ST.
6. TURN RIGHT ONTO N. CITRUS ST.
7. TURN LEFT ONTO W. DEXTER ST.
8. ARRIVE AT 165 W. DEXTER ST. ON THE RIGHT HAND SIDE

PROJECT SUMMARY

APPLICANT/LESSEE
verizon
15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618
OFFICE: (949) 286-7000

ASSESSOR'S PARCEL NUMBER
APN: 8444-008-029/030

APPLICANT'S REPRESENTATIVE
RELIANT LAND SERVICES, INC.
1745 W. ORANGEWOOD AVE., SUITE 103
ORANGE, CA 92868
CONTACT: MARILYN WARREN
TELEPHONE: (949) 677-4639

PROPERTY OWNER:
COMMUNITY CHRISTIAN CENTER
165 W. DEXTER STREET
COVINA, CA 91723
CONTACT: PASTOR ERIC GIORGIO
TELEPHONE: (626) 331-2549

PROPERTY INFORMATION:
SITE NAME: SHOPPERS
SITE ADDRESS: 165 W. DEXTER STREET
COVINA, CA 91723
JURISDICTION: CITY OF COVINA

CONSTRUCTION INFORMATION
AREA OF CONSTRUCTION: 11'-0" x 8'-0" (88 SQ.FT.)
OCCUPANCY: CHURCH
TYPE OF CONSTRUCTION: XI
CURRENT ZONING: MULTI FAMILY RC
ADA COMPLIANCE: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. MACHINERY SPACES ARE EXEMPT FROM ACCESSIBILITY REQUIREMENTS PER THE CBC SECTION 11B-203.5.

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR THE SAME.

CODE COMPLIANCE

- 2013 CALIFORNIA ENERGY CODE
- 2013 CALIFORNIA BUILDING CODE
- 2013 CALIFORNIA ELECTRICAL CODE
- 2013 CALIFORNIA FIRE CODE
- 2013 CALIFORNIA GREEN BUILDING CODE
- 2013 CALIFORNIA MECHANICAL CODE
- 2013 CALIFORNIA PLUMBING CODE
- SHELTER IS STATE OF CALIFORNIA APPROVED AND INSPECTED. NOT FOR LOCAL INSPECTION.

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	1
LS-1	SITE SURVEY	1
LS-2	SITE SURVEY	1
A-1	SITE PLAN, ENLARGED SITE PLAN	1
A-2	ENLARGED SITE PLAN, ANTENNA LAYOUT	1
A-3	ARCHITECTURAL ELEVATIONS	1
A-3.1	ARCHITECTURAL ELEVATIONS	1
A-4	ARCHITECTURAL ELEVATIONS	1
A-4.1	ARCHITECTURAL ELEVATIONS	1

ZONING DRAWINGS

Know what's below. Call before you dig.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN CALIFORNIA (SOUTH, CALL 811 ALERT
TOLL FREE: 1-800-227-2600 OR www.digalert.org
CALIFORNIA STATUTE REQUIRES MIN OF 2 WORKING DAYS NOTICE BEFORE YOU EXCAVATE

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	03/10/16	90% ZONING	D.B.
1	03/21/16	100% ZONING	D.B.

RLS
RELIANT LAND SERVICES

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS.

ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED

verizon
15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618

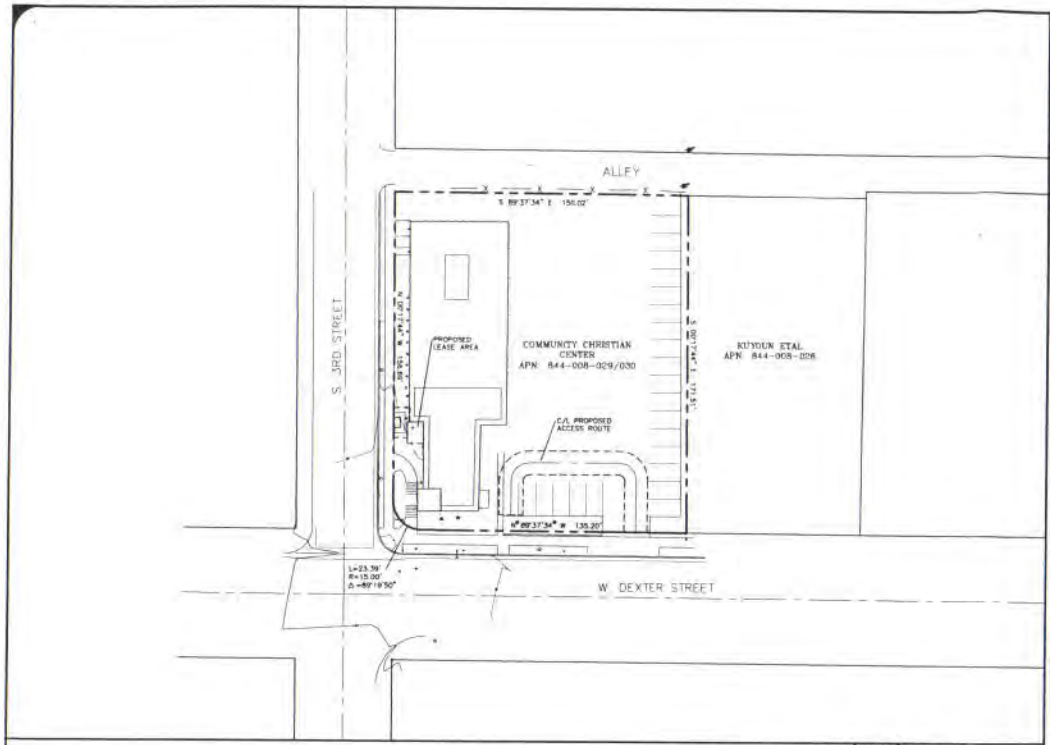
SHOPPERS
165 W. DEXTER STREET
COVINA, CA 91723

SHEET TITLE:
TITLE SHEET

T-1

Planning Division
City of Covina
MAR 10 2016
125 E. College Street
(626) 858-7231

EXHIBIT 3



OVERALL SITE PLAN

SCALE: 1"=30'

PROPOSED DESCRIPTIONS:

LEASE AREA:

BEING A PORTION OF LOT 11 IN BLOCK 14 OF COVINA TOWNSITE, IN THE CITY OF COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 9 PAGES 3 ET SEQ., OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF 3RD AVENUE AND CENTER STREET; SAID CENTERLINE OF 3RD AVENUE HAVING A BEARING OF SOUTH 00°17'44"EAST, WITH ALL BEARINGS HEREIN RELATIVE THERETO; THENCE, SOUTH 06°55'21"EAST, A DISTANCE OF 349.05 FEET TO THE CORNER OF AN EXISTING BUILDING, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE, ALONG THE WESTERLY WALL OF SAID BUILDING SOUTH 00°06'47"EAST, A DISTANCE OF 11.00 FEET; THENCE, SOUTH 89°53'13"WEST, A DISTANCE OF 8.00 FEET; THENCE, NORTH 00°06'47"WEST, A DISTANCE OF 5.58 FEET TO A POINT HEREIN AFTER KNOWN AS POINT "A"; THENCE, CONTINUING NORTH 00°06'47"WEST, A DISTANCE OF 5.42 FEET; THENCE, NORTH 89°53'13"EAST, A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 88 SQUARE FEET, MORE OR LESS.

ACCESS EASEMENT:

AN EASEMENT FOR INGRESS AND EGRESS OVER A STRIP OF LAND 12.00 FEET WIDE, OVER A PORTION OF LOT 11 AND 12 IN BLOCK 14 OF COVINA TOWNSITE, IN THE CITY OF COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 9 PAGES 3 ET SEQ., OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THE CENTERLINE BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF 3RD AVENUE AND CENTER STREET; SAID CENTERLINE OF 3RD AVENUE HAVING A BEARING OF SOUTH 00°17'44"EAST, WITH ALL BEARINGS HEREIN RELATIVE THERETO; THENCE, SOUTH 20°25'00"EAST, A DISTANCE OF 429.21 FEET A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF DEXTER STREET, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE, NORTH 00°22'26"EAST, A DISTANCE OF 26.14 FEET TO THE BEGINNING OF A CURVE CONCAVING TO THE SOUTHWEST WITH A RADIUS OF 9.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE A DISTANCE OF 14.20 FEET AND THROUGH A CENTRAL ANGLE OF90°22'26"; THENCE, WEST, A DISTANCE OF 45.37 FEET TO THE BEGINNING OF A CURVE CONCAVING TO THE SOUTHEAST WITH A RADIUS OF 9.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE A DISTANCE OF 14.15 FEET AND THROUGH A CENTRAL ANGLE OF 89°49'40"; THENCE, SOUTH, A DISTANCE OF 17.65 FEET TO THE POINT OF TERMINATION.

POWER/TELCO EASEMENT:

AN EASEMENT FOR UTILITY PURPOSES OVER A STRIP OF LAND 5.00 FEET WIDE, OVER A PORTION OF LOT 11 IN BLOCK 14 OF COVINA TOWNSITE, IN THE CITY OF COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 9 PAGES 3 ET SEQ., OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, THE CENTERLINE BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE HEREIN BEFORE MENTIONED POINT "A"; THENCE, NORTH 89°55'44"WEST, A DISTANCE OF 1.27 FEET TO A POINT HEREIN AFTER KNOWN AS POINT "B"; THENCE, CONTINUING NORTH 89°55'44"WEST, A DISTANCE OF 5.99 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF 3RD AVENUE, SAID POINT BEING THE POINT OF TERMINATION.

TOGETHER WITH ANOTHER CENTERLINE WHICH BEGINS AT THE HEREIN BEFORE MENTIONED POINT "B"; THENCE, NORTH 00°04'16"EAST, A DISTANCE OF 10.12 FEET; THENCE, SOUTH 89°50'16"WEST, A DISTANCE OF 6.06 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF 3RD AVENUE; SAID POINT BEING THE POINT OF TERMINATION.

SUBJECT TO COVENANTS, CONDITIONS, RESERVATIONS, RESTRICTIONS, RIGHTS OF WAY AND EASEMENTS OF RECORD, IF ANY.

PROPOSED DESCRIPTIONS

VICINITY MAP

LEGEND

These standard symbols will be found in the drawing.

- BUSH
- DOOR
- FIRE HYDRANT
- LIGHT POLE
- FOUND MONUMENT
- ROOF DRAIN EXTERIOR
- SIGN
- TREE DECIDUOUS
- TREE PALM
- UTILITY POLE
- WATER METER
- WATER VALVE

ASPH	ASPHALT SURFACE
BC	BOTTOM OF CURB
EC	EDGE OF CONCRETE
FL	FLOWLINE CURB & GUTTER
LIP	LIP OF GUTTER
LP4	LIGHT POLE TYP
NG	GROUND SPOT ELEVATION
RFOH	ROOF OVERHANG
RFSC	ROOF SCREEN
RTOP	ROOF TOP
SGL	SIGN TOP
SW	SIDEWALK
TC	TOP OF CURB
TRTP	TREE TOP DECIDUOUS
TRTP2	TREE TOP PALM
TW	TOP OF WALL

- BOUNDARY LINE
- CENTER LINE
- MISC. PROPERTY LINE
- MISC. TIE LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- X FENCE LINE

LEGEND

1) This is not a boundary survey. This is a specialized topographic map. The property lines and easements shown hereon are from record information as noted hereon. Floyd Surveying translated the topographic survey to record information using the two found monuments shown hereon. No title research was performed by Floyd Surveying.

2) Any changes made to the information on this plan, without the written consent of Floyd Surveying relieves Floyd Surveying of any and all liability.

3) These drawings & specifications are the property & copyright of Floyd Surveying & shall not be used on any other work except by agreement with the Surveyor. Written dimensions shall take preference over scaled & shall be verified on the job site. Any discrepancy shall be brought to the notice of the Surveyor prior to commencement of any work.

4) Field survey completed on MARCH 1, 2016.

PARCEL 1 (APN: 8444-008-030)

LOT 11 AND THE WEST 40 FEET OF LOT 12 IN BLOCK 14 OF COVINA TOWNSITE, IN THE CITY OF COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 9 PAGES 3 ET SEQ., OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THE "PRECIOUS METALS AND ORES THEREOF" AS EXCERPTED FROM THE PARTITION BETWEEN JOHN ROWLAND, SR. AND WILLIAM WORKMAN, IN THE PARTITION DEED RECORDED IN BOOK 10 PAGE 39 OF DEEDS.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF COVINA IN DEED RECORDED JANUARY 12, 1996 AS INSTRUMENT NO. 1996-66719 OF OFFICIAL RECORDS.

PARCEL 2 (APN: 8444-008-029)

THE EAST 20 FEET OF LOT 12 AND THE WEST 30 FEET OF LOT 13 IN BLOCK 14 OF COVINA TOWNSITE, IN THE CITY OF COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 9 PAGE 3 OF MAPS, IN THE OFFICE OF SAID RECORDER, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF COVINA IN DEED RECORDED JANUARY 12, 1996 AS INSTRUMENT NO. 1996-66719 OF OFFICIAL RECORDS.

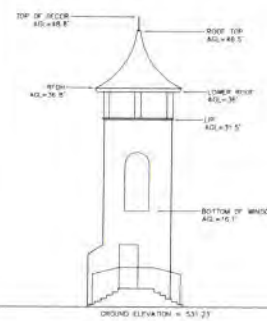
PROPERTY LEGAL DESCRIPTION

TITLE REPORT NOTES:

THE FOLLOWING EASEMENTS EFFECT SAID PARCEL AND ARE SHOWN HEREON. SEE PRELIMINARY TITLE REPORT NO. 0-SA-5109717 PREPARED BY FIRST AMERICAN TITLE COMPANY AND DATED FEBRUARY 16, 2016 FOR OTHER DOCUMENTS (NON-EASEMENTS) EFFECTING SAID PROPERTY.

NO EASEMENTS ARE SHOWN ON SAID TITLE REPORT.

TITLE REPORT NOTES



CHURCH TOWER DETAIL

SCALE: 1"=10'

OWNER'S NAME: COMMUNITY CHRISTIAN CENTER

ASSESSOR'S PARCEL NUMBER(S): 8444-008-029/030

BASIS OF BEARINGS: (NAD 83; Epoch 2010)
THE BEARINGS SHOWN HEREON ARE BASED ON NAD 1983 CALIFORNIA STATE PLANE COORDINATE SYSTEM – ZONE 5. AS DETERMINED BY G.P.S. OBSERVATIONS, USING TRIMBLE 5700/5800 RECEIVERS AND TRIMBLE GEODETIC OFFICE 1.60 SOFTWARE.

BASIS OF ELEVATIONS: NAVD 1988
ELEVATIONS ARE BASED ON GPS OBSERVATIONS FROM TWO NATIONAL GEODETIC SURVEY C.O.R.S. REFERENCE STATIONS, 1) JPLM, ELEVATION = 1503.49' AND 2) PIN1, ELEVATION = 4233.46' WITH GEOID 2012 CORRECTIONS APPLIED.

SITE DATA

FEMA FLOOD ZONE DESIGNATION:
County: LOS ANGELES Effective Date: 9/26/2008
Map/Panel: 06037C1700F
The Flood Zone Designation for this site is: ZONE X

FEMA FLOOD ZONE INFORMATION

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	3/4/2016	SITE SURVEY	DR
1	3/14/2016	LEASE AREA	DR

FLOYD SURVEYING
34008 GALLERON STREET
TEMECULA, CA 92592
OFFICE: (949) 200-0626
EMAIL: fsi@floydsurveying.com

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS
ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED

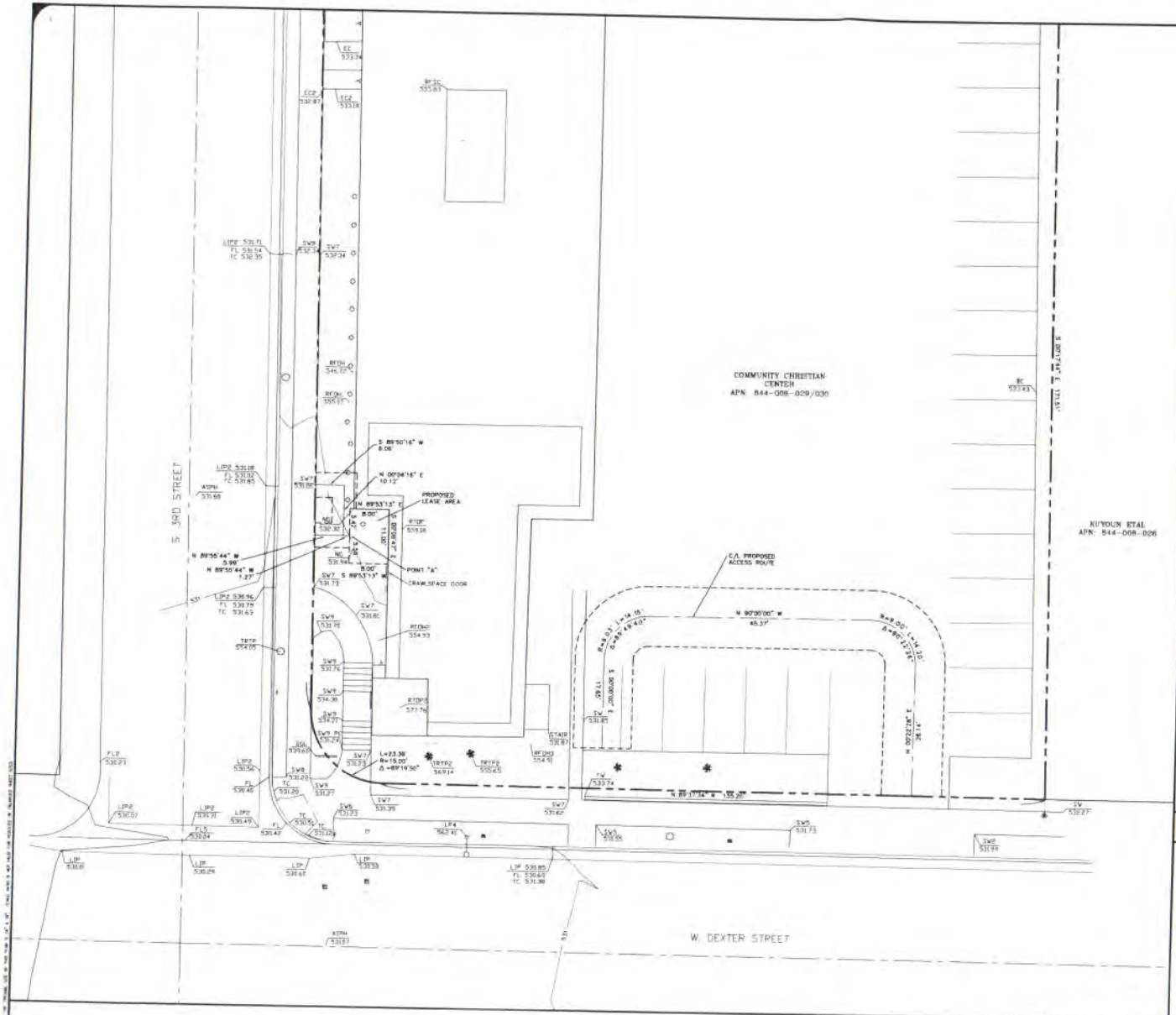
verizon
15005 SAND CANYON AVENUE, D1
IRVINE, CA 92618

PROFESSIONAL LAND SURVEYOR
David A. Floyd
No. 7831
Exp. 12/31/2016
STATE OF CALIFORNIA

SHOPPERS
165 W. DEXTER STREET
COVINA, CA 91723

SHEET TITLE:
SITE SURVEY
GENERAL INFORMATION

LS1



DETAIL SITE PLAN

SCALE: 1"=10'

LEGEND

These standard symbols will be found in the drawing

- BUSH
- DOOR
- FIRE HYDRANT
- LIGHT POLE
- FOUND MONUMENT
- ROOF DRAIN EXTERIOR
- SIGN
- TREE DECIDUOUS
- TREE PALM
- UTILITY POLE
- WATER METER
- WATER VALVE

ASPH	ASPHALT SURFACE
BC	BOTTOM OF CURB
EC	EDGE OF CONCRETE
FL	FLOWLINE CURB & GUTTER
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RTSC	ROOF SCREEN
RTOP	ROOF TOP
SGL	SIGN TOP
SW	SIDEWALK
TC	TOP OF CURB
TRTP	TREE TOP DECIDUOUS
TRTP2	TREE TOP PALM
TW	TOP OF WALL

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- CENTER LINE
- MISC. PROPERTY LINE
- MISC. TIE LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- FENCE LINE

LEGEND

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4) Field survey completed on MARCH 1, 2016

LEGEND

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	3/4/2016	SITE SURVEY	DF
1	3/14/2016	LEASE AREA	DF

FLOYD SURVEYING
34006 GALLERON STREET
TEMECULA, CA 92592
OFFICE: (949) 200-0626
EMAIL: fsl@floydsurveying.com

PROPRIETARY INFORMATION

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verizon

15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618

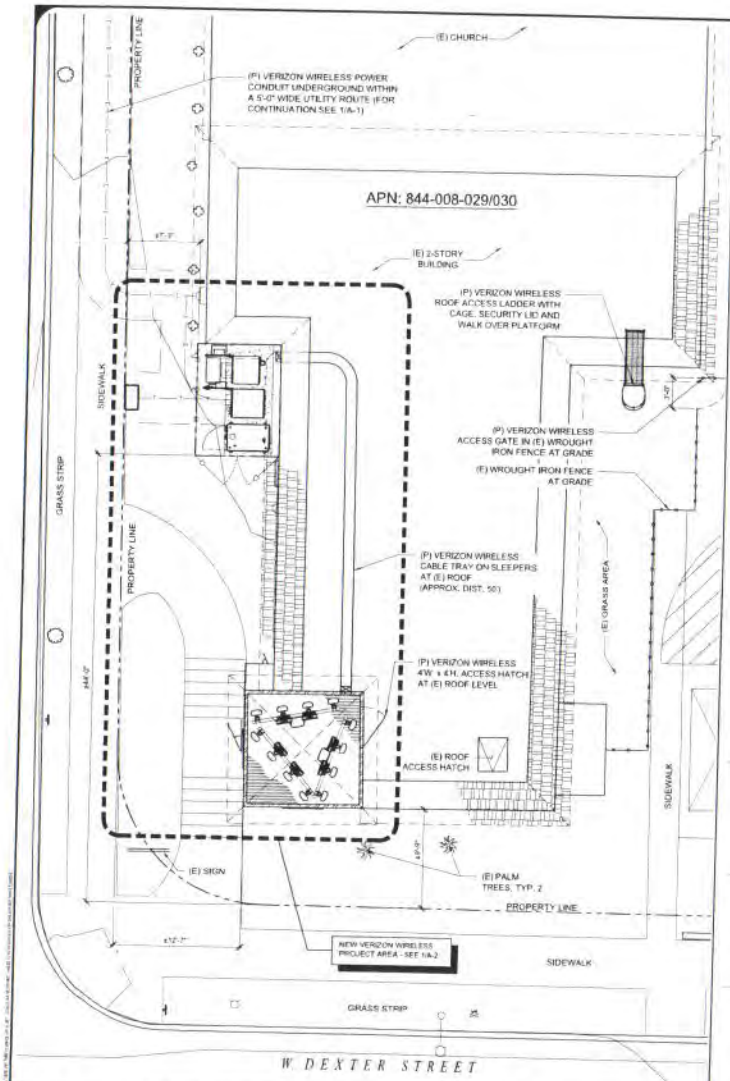
PROFESSIONAL LAND SURVEYOR
David A. Floyd
3/14/2016
STATE OF CALIFORNIA

SHOPPERS

165 W. DEXTER STREET
COVINA, CA 91723

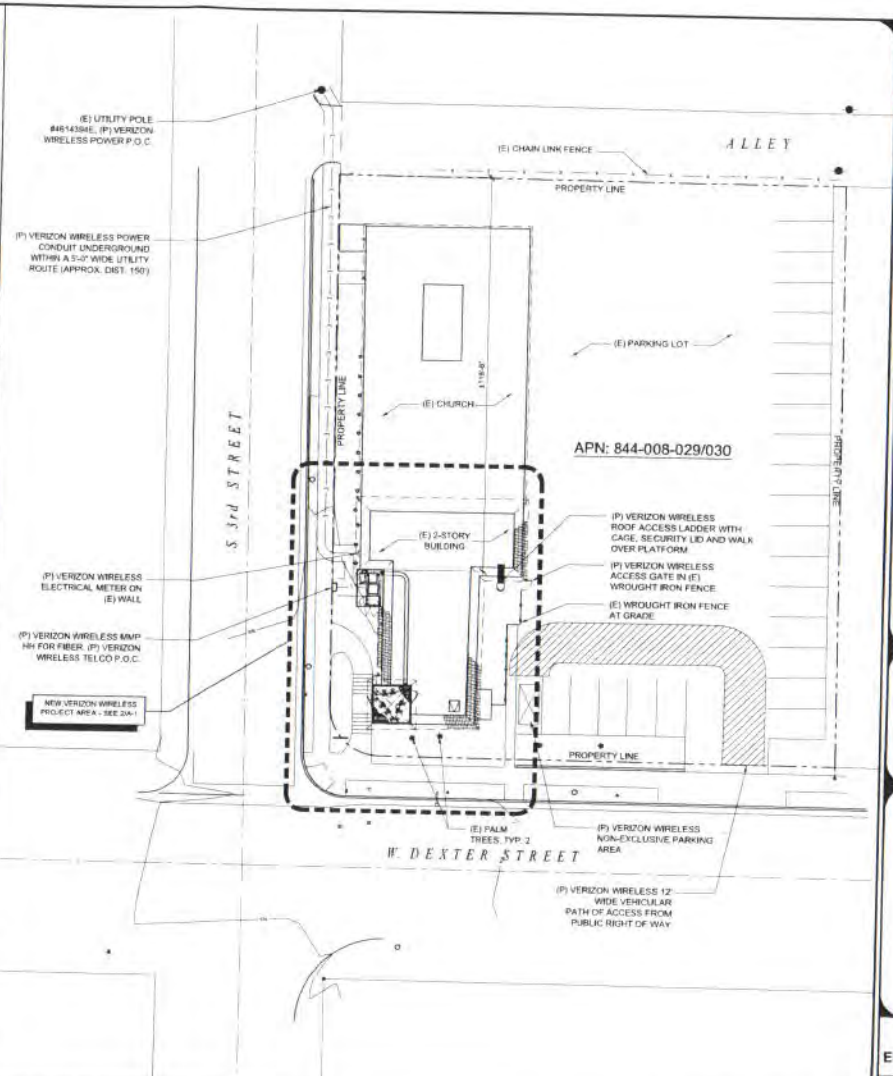
SHEET TITLE:
SITE SURVEY
GENERAL INFORMATION

LS2



ENLARGED SITE PLAN

NORTH SCALE 2



SITE PLAN

NORTH SCALE 1

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	02/15/16	90% ZONING	DJL
1	03/21/16	100% ZONING	DJL

RLS
RELIANT LAND SERVICES

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS.

ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED.

verizon

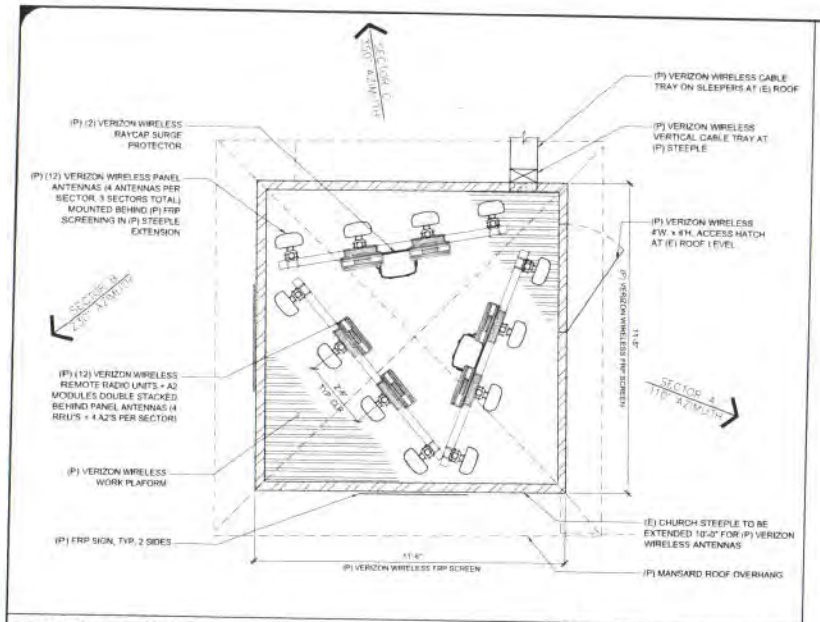
15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618

SHOPPERS

165 W. DEXTER STREET
COVINA, CA 91723

SHEET TITLE:
SITE PLAN
ENLARGED SITE PLAN

A-1



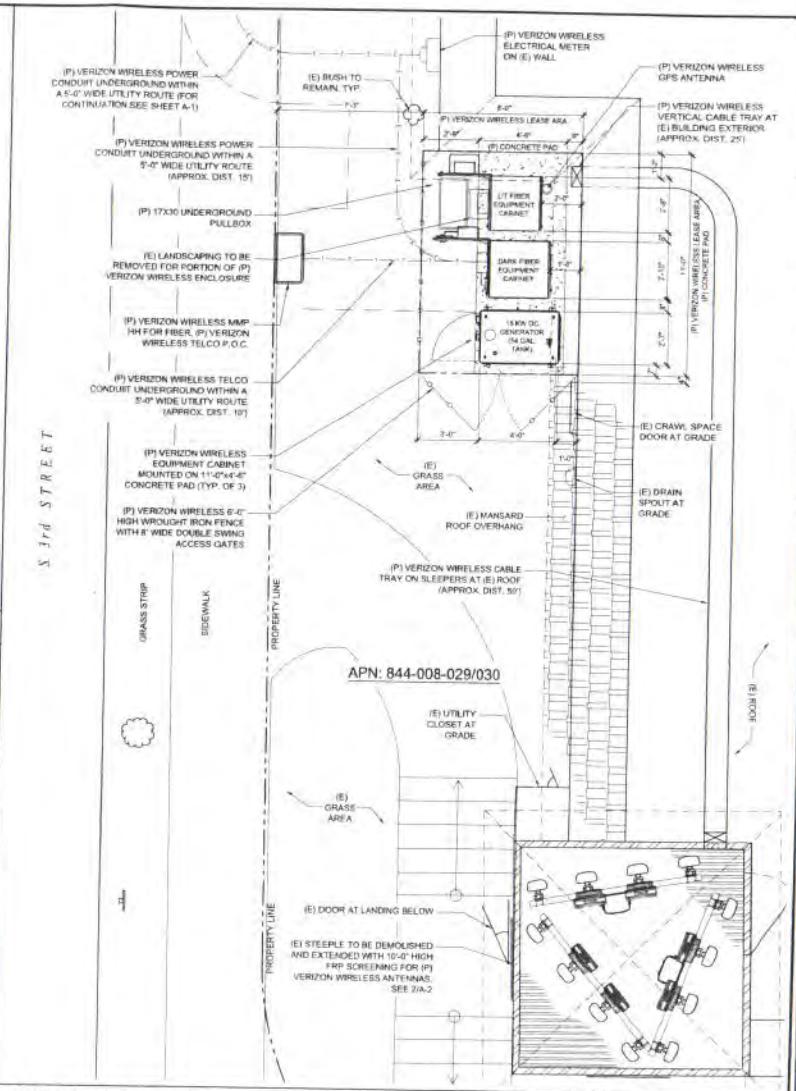
ANTENNA LAYOUT

NORTH SCALE 1/2"=1' 0 6" 1' 2' 4'

2

NOT USED

3



ENLARGED SITE PLAN

NORTH SCALE 1/8"=1' 0 8" 1' 2' 4'

1

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	03/15/16	90% ZONING	D.B.
1	03/21/16	100% ZONING	D.B.

RLS
RELIANT LAND SERVICES

PROPRIETARY INFORMATION

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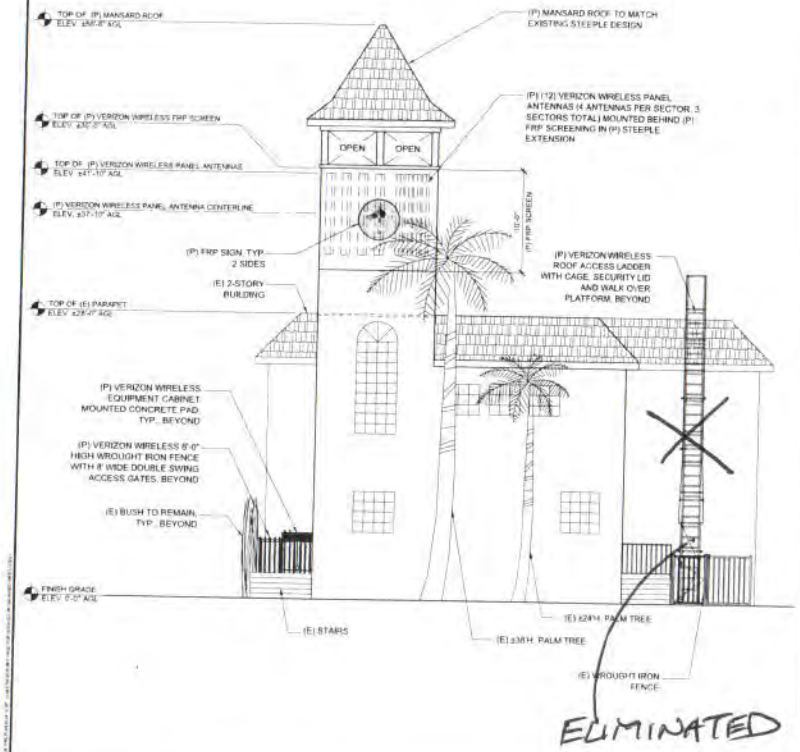
verizon
15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618

SHOPPERS
165 W. DEXTER STREET
COVINA, CA 91723

SHEET TITLE:
ENLARGED SITE PLAN, ANTENNA LAYOUT

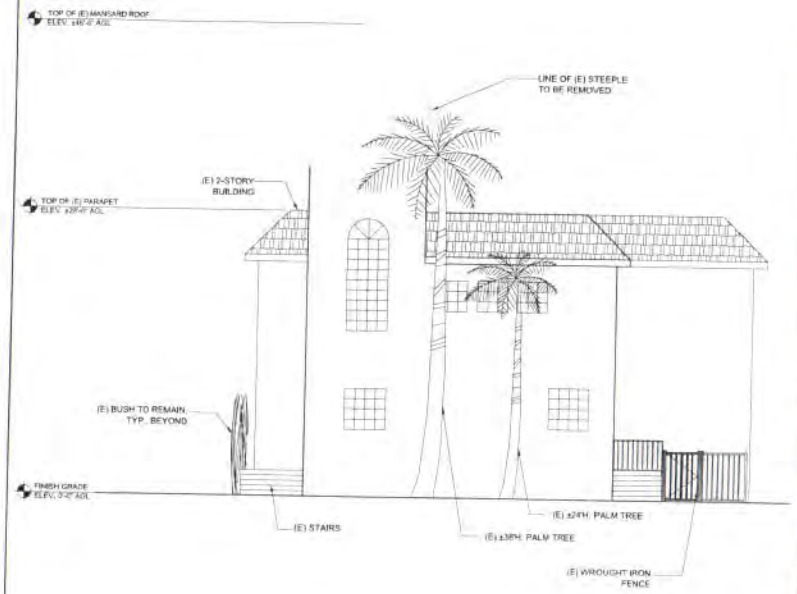
A-2



PROPOSED SOUTH ELEVATION

SCALE 3/16"=1'

2



EXISTING SOUTH ELEVATION

SCALE 3/16"=1'

1

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	03/10/16	90% ZONING	DJL
1	03/21/16	100% ZONING	DJL

RLS
RELIANT LAND SERVICES

PROPRIETARY INFORMATION
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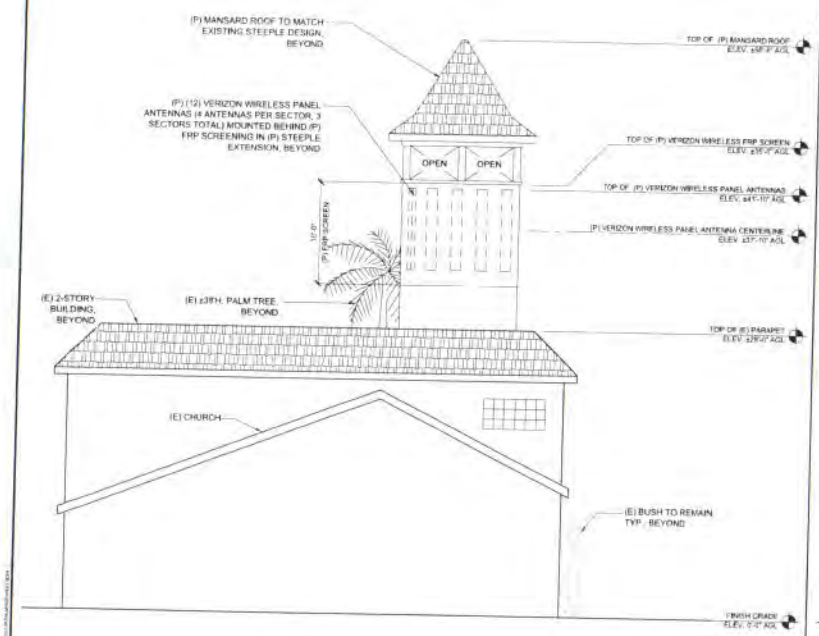
15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618

SHOPPERS
165 W. DEXTER STREET
COVINA, CA 91723

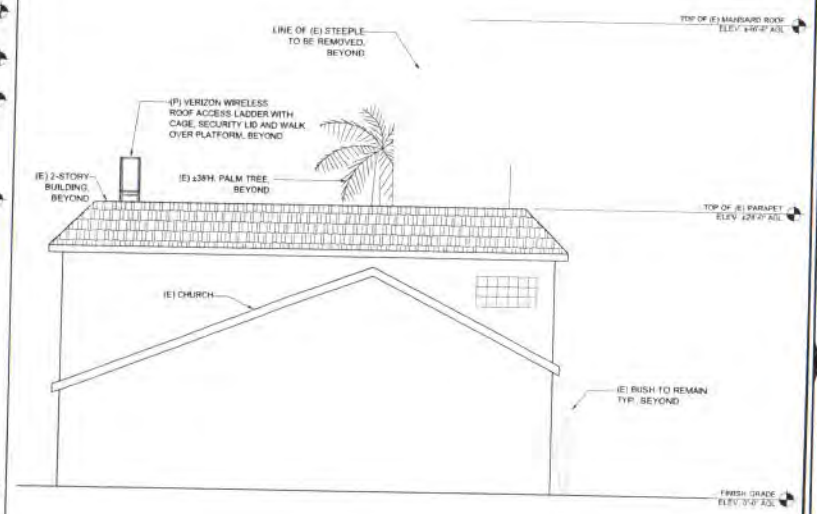
SHEET TITLE:
ELEVATIONS

A-3



PROPOSED NORTH ELEVATION

SCALE 2



EXISTING NORTH ELEVATION

SCALE 1

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	03/10/14	50% ZONING	C.S.
1	03/27/14	100% ZONING	C.S.

RLS
RELIANT LAND SERVICES

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO SPECIAL WIRELESS

ANY USE OR DISCLOSURE OTHER THAN ADIT RELATED TO VERIZON WIRELESS IS STRICTLY PROHIBITED

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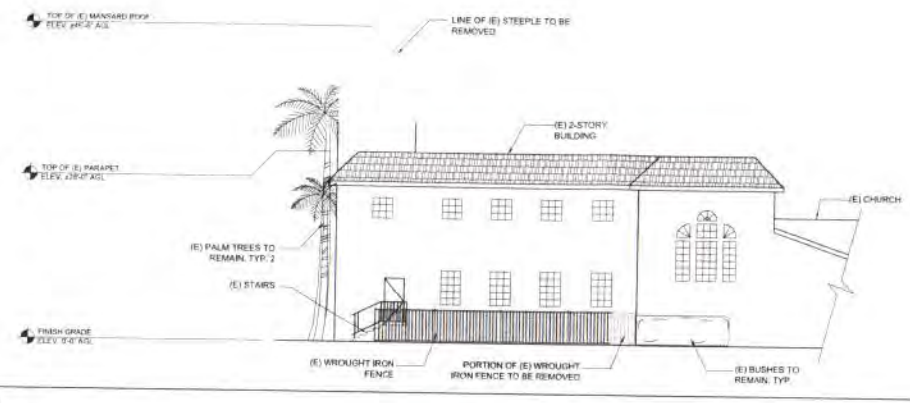
15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618

SHOPPERS
165 W. DEXTER STREET
COVINA, CA 91723

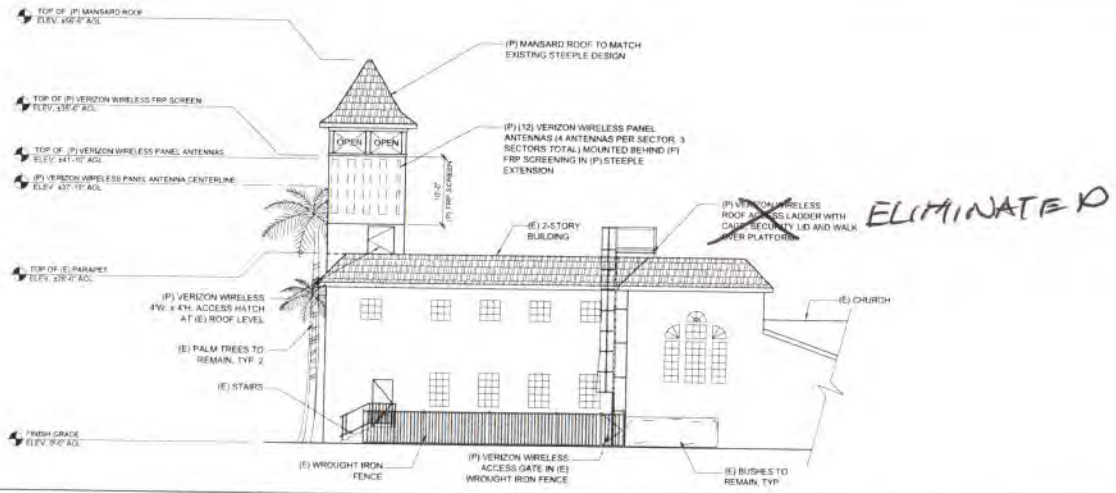
SHEET TITLE:
ELEVATIONS

A-3.1



EXISTING EAST ELEVATION

1



PROPOSED EAST ELEVATION

2

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	03/10/16	90% ZONING	D.R.
1	03/21/16	100% ZONING	D.R.

RLS
RELIANT LAND SERVICES

PROPRIETARY INFORMATION

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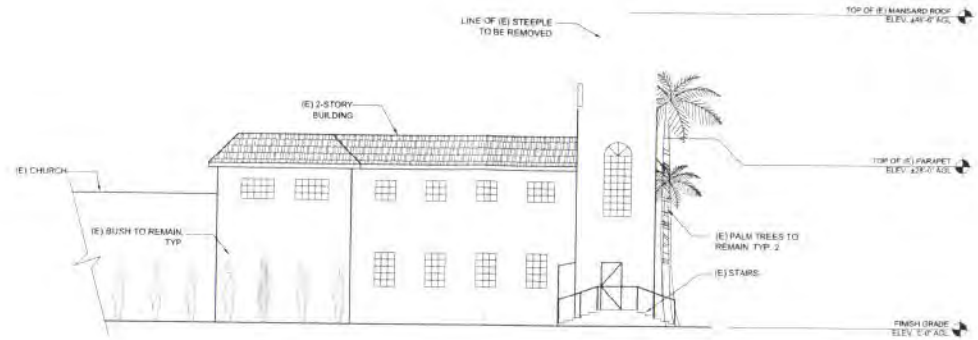
15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618

SHOPPERS
165 W. DEXTER STREET
COVINA, CA 91723

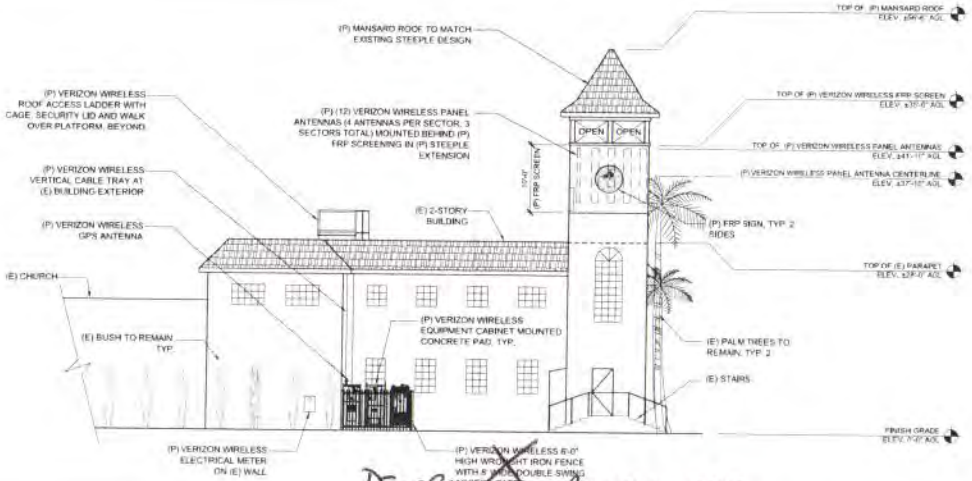
SHEET TITLE:
ELEVATIONS

A-4



EXISTING WEST ELEVATION

SCALE 1/8"=1' 1



DECORATIVE BLOCK WALL WITH STUCCO (SEE PHOTO SIMULATION)

PROPOSED WEST ELEVATION

SCALE 1/8"=1' 2

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	03/10/16	90% ZONING	DA
1	03/21/16	100% ZONING	DA

RLS
RELIANT LAND SERVICES

PROPRIETARY INFORMATION
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verizon
15505 SAND CANYON AVENUE, D1
IRVINE, CA 92618

SHOPPERS
165 W. DEXTER STREET
COVINA, CA 91723

SHEET TITLE:
ELEVATIONS

A-4.1

verizon

SHOPPERS

165 W. DEXTER STREET, COVINA, CA 91723

MTX 51 / BSC 2 MCE

Planning Division
City of Covina
NOV 07 2016
125 E. College Street
(626) 858-7231

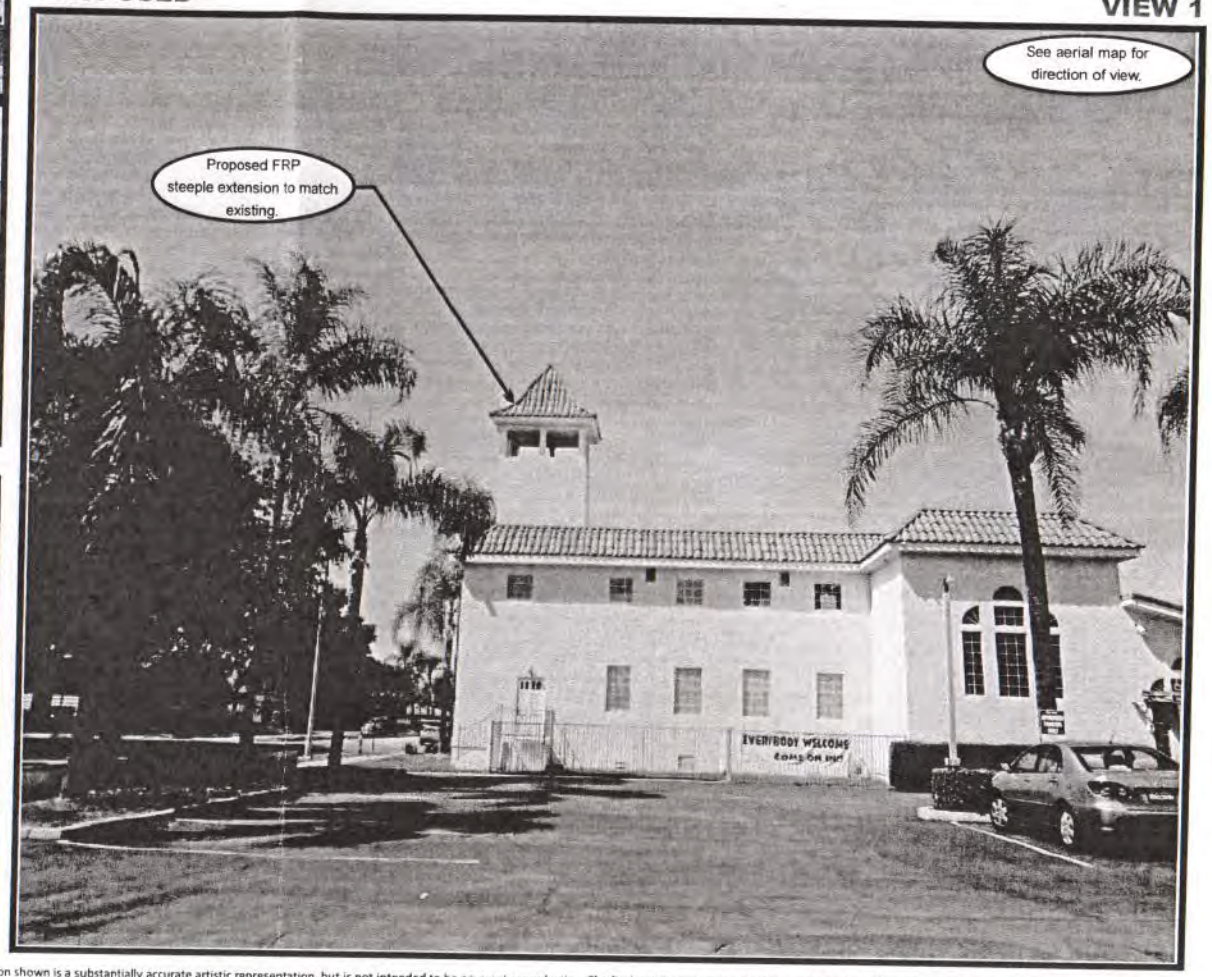
Prepared By:
1745 W. Orangewood Avenue, Suite 103
Orange, California 92868
(714) 685-0123
RLS
RELIANT LAND SERVICES

AERIAL MAP

EXISTING

PROPOSED

VIEW 1



Accuracy of photo simulation based upon information provided by project applicant. The proposed installation shown is a substantially accurate artistic representation, but is not intended to be an exact reproduction. The final installation will have cables, cable ports, and various attachments, such as antennas, nuts, and bolts. Every effort willbe made to disguise these components and they will not be readily apparent to the casual observer or passerby. However, upon close scrutiny, the true nature of the installation will be apparent.

EXHIBIT 4

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SHOPPERS

165 W. DEXTER STREET, COVINA, CA 91723

MTX 51 / BSC 2 MCE

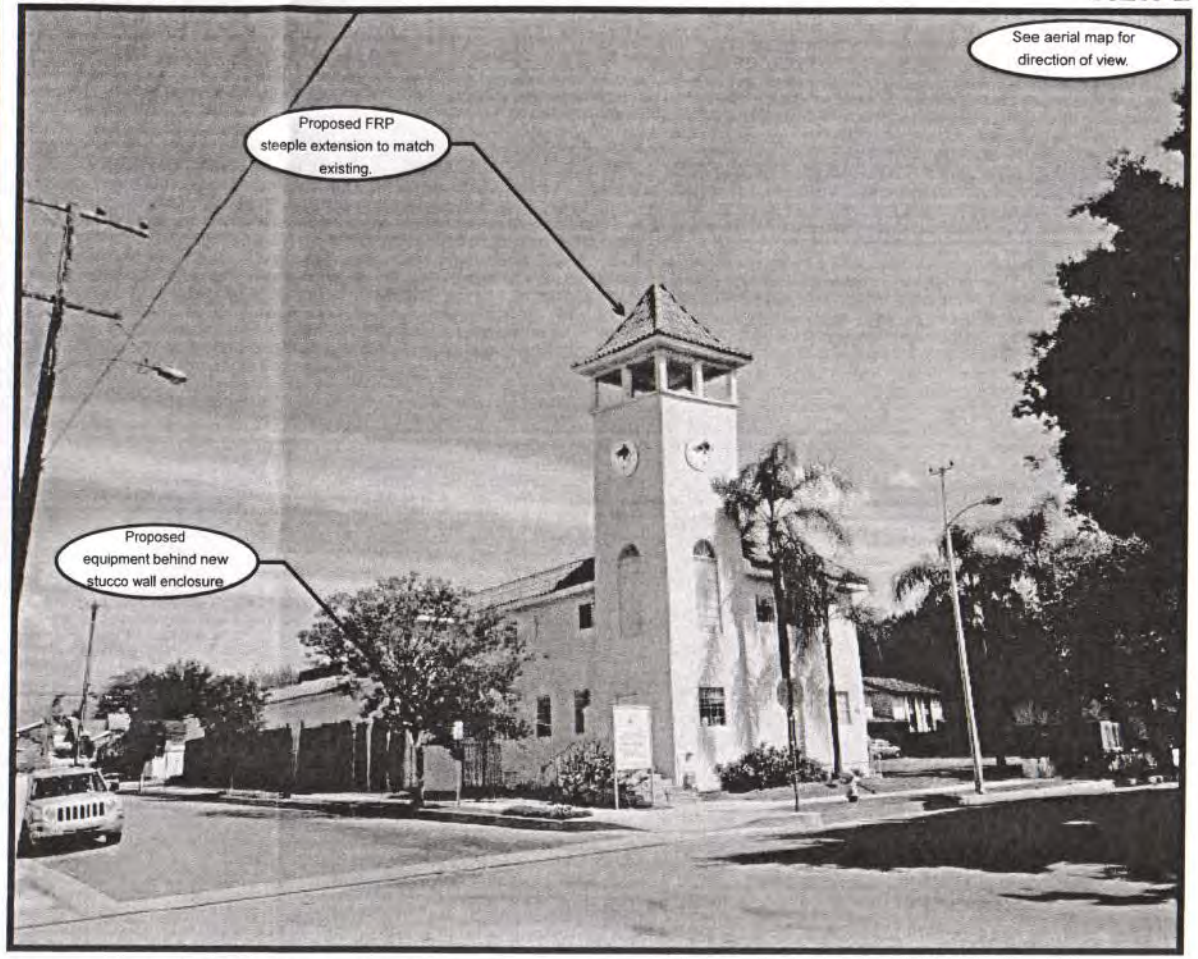
Prepared By:
1745 W. Orangewood Avenue, Suite 103
Orange, California 92868
(714) 685-0123
RLS
RELIANT LAND SERVICES

AERIAL MAP

EXISTING

PROPOSED

VIEW 2



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verizon

SHOPPERS

165 W. DEXTER STREET, COVINA, CA 91723

MTX 51 / BSC 2 MCE

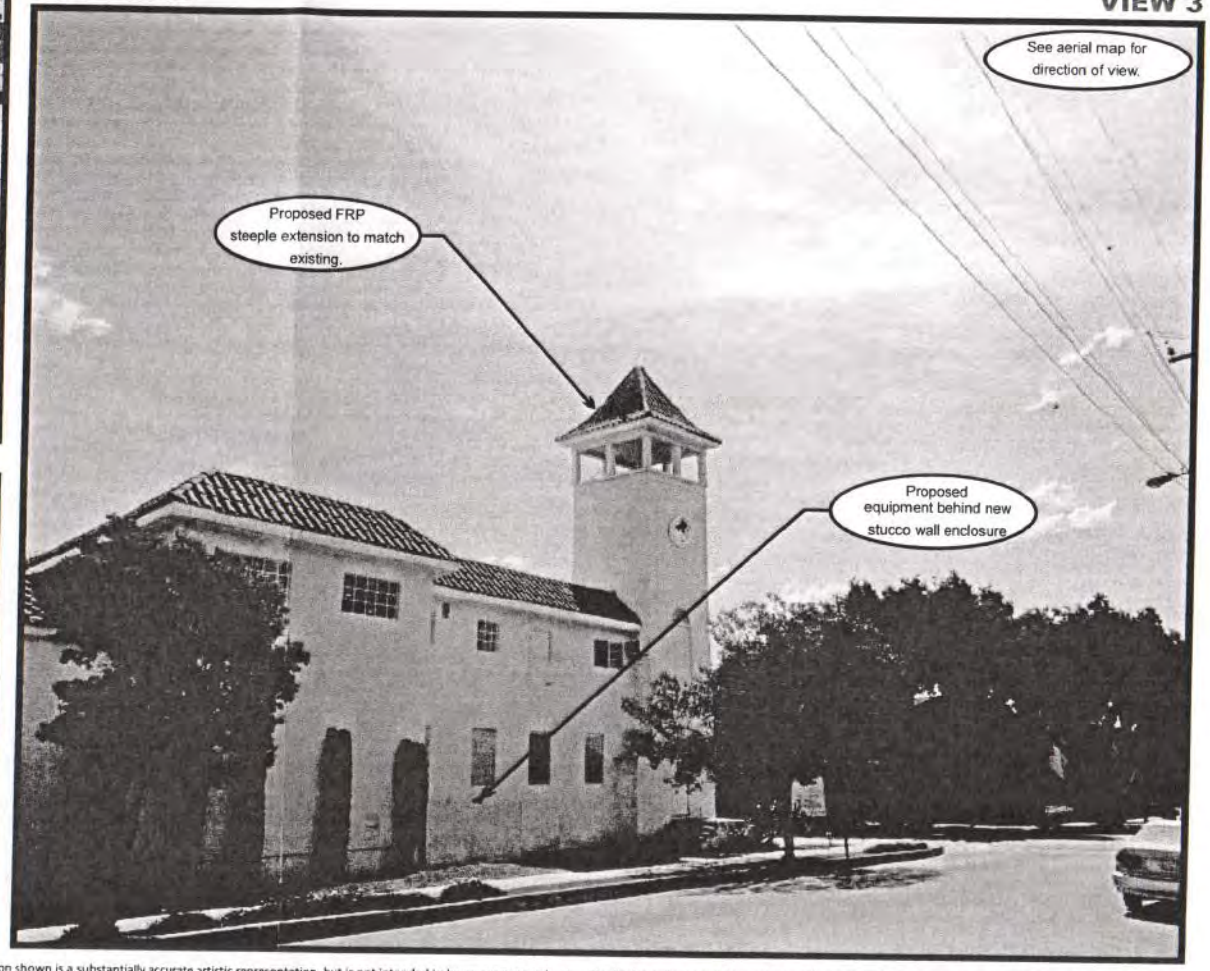
Prepared By:
1745 W. Orangewood Avenue, Suite 103
Orange, California 92868
(714) 685-0123
RLS
RELIANT LAND SERVICES

AERIAL MAP

EXISTING

PROPOSED

VIEW 3



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RESOLUTION NO. 2016-032 PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COVINA, CALIFORNIA APPROVING A CONDITIONAL USE PERMIT, CUP 16-006 AND SITE PLAN REVIEW (SPR) 16-006, FOR A WIRELESS COMMUNICATION FACILITY LOCATED AT 165 WEST DEXTER STREET – APN: 8444-008-029AND 8444-008-030

WHEREAS, Verizon Wireless (Applicant), on behalf of Community Christian Center of San Gabriel Valley (Property owner), has filed a conditional use permit (Application) to construct and operate an unmanned 42 foot-high wireless communication facility, concealed within an existing church tower and steeple tower, located at 165West Dexter Street, California 91723 (Property); and

WHEREAS, on November 22, 2016, the Planning Commission conducted a duly noticed public hearing, at which time oral and written evidence along with a written recommendation from the Planning Division was presented to the Planning Commission. The Planning Commission concluded said hearing on that date.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF COVINA, CALIFORNIA DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The foregoing recitals are true and correct and are incorporated herein and made an operative part of this Resolution.

SECTION 2. Based upon the entire record made available at the November 22, 2016 public hearing, the staff report, the oral presentation, and related documents submitted to the Planning Commission prior to and at the public hearing, the Planning Commission hereby finds and determines as follows:

a. Standard CUP Findings (CMC 17.62.120):

i. That the site for the use is adequate in size and shape to accommodate the proposed use.

Fact: The structure in which the wireless communication facility (WCF) would be installed and all supporting equipment would be located in a currently developed church property. The WCF is completely concealed within the existing but modified height church tower and steeple. This location would not result in any disruptions regarding current activities on the property. The Planning staff has identified no site-related constraints or issues concerning any components of the proposed communication facility and associated equipment.

ii. That the streets adjacent to the use are adequate to handle the traffic generated.

Fact: The proposed unmanned wireless communication facility would have a negligible impact on the surrounding streets, which are Dexter Street and

Third Avenue, because the facility generally would require only monthly maintenance by a single technician. In other words, the Planning staff believes that the overall surrounding roadway system has sufficient widths and capacities to accommodate maintenance and occasionally other personnel associated with the proposed use.

iii. That the use will have no adverse effect on abutting properties.
Fact: As stated in this report, the proposed WFC would be completely concealed within an attractive church tower and steeple structure, the supporting, general ground-level equipment is required to be fully concealed with solid decorative block and stucco material, and the WFC would be located roughly 150 feet from the closest residential building on easterly abutting property. Also, the staff has not identified any adverse effects of the proposal relative to the adjoining areas. Furthermore, the conditions of approval will provide the City with adequate safeguards for preventing any potential WFC-associated nuisances on the surroundings arising from facility-related construction or operations, including any possible noise, lighting, or other incursions.

iv. That the proposed use does not affect the public health, safety and general welfare of the community.
Fact: No major public health- or safety-related impacts have been identified during project review. At construction completion and in perpetuity, the wireless communication facility would be subject to certain regulations of the Federal Communications Commission (FCC) regarding radio frequency (RF) emissions. And building permits would have to be obtained in conjunction with facility construction. Furthermore, the Conditions of Approval will prevent any potential operational or design related issues. In short, the Planning staff believes the proposed wireless communication facility will not impact the community's public health, safety, and general welfare. Rather, as noted above, the staff believes that the proposed architecturally-concealed WCF would blend with the surroundings and would become a visual focal point in the community.

b. Site Plan Review Findings of Facts:

i. All provisions of this title are complied with;
Fact: The proposed wireless communication facility (WFC) being designed to completely conceal within the church tower and steeple comply with the Covina Municipal Code, Covina General Plan, and the Covina Design Guidelines. The attached conditions of approval require review for compliance with other codes including but not limited to the city's building code.

ii. The following are so arranged that traffic congestion is avoided, pedestrian and vehicular safety and welfare are protected, and there will be no adverse effect on surrounding property:

Fact: The WFC would not alter the right-of-ways, or cause a significant traffic-related impact. Access to the equipment enclosure area is from the property and the access to the antennas is within the church building. Therefore, there will not be any adverse effect on the surrounding property.

iii. The project design conforms to the general plan, the design guidelines, transportation demand management regulations, and any specific plans or guidelines which may be applicable to the project;
Fact: The WFC complies with all the applicable regulations as described in the staff report. The concealment of the WFC will protect the visual aesthetic of the community, which then complies with the General Plan Land Use Objective 3: "A community that is attractive and maintains a good image and small town atmosphere" (Land Use Element Objective E3). No specific plans and transportation demand management regulations are applicable for this project.

iv. The project design is harmonious, consistent and complete within itself and functionally and visually compatible with neighboring structures and the area in which it is located
Fact: The proposed wireless communication facility (WFC) being designed to completely conceal within the church tower and steeple and the exterior colors and materials matching the existing the church will provide harmony and visual compatibility to the neighboring structure.

v. The development will constitute an adequate environment for the intended use by sustaining the desirability and stability of the neighborhood and community;
Fact: The concealment of the wireless communication facilities within the existing but modified church tower and steeple would enhance the desirability and stability of the neighborhood, which are mostly multi-family residential structures.

vi. Proposed lighting is so arranged as to reflect the light away from adjoining properties.
Fact: The Conditions of Approval require a Lighting Plan if the Applicant choose to install new lighting, which will be reviewed by staff through the plan check process. Any exterior lights must be covered from above and pointed away from adjoining properties.

vii. Proposed signs will not by size, location, color or lighting, interfere with traffic or limit visibility;
Fact: No signs are proposed by the Applicant. The attached Conditions of Approval require that any proposed signage will be subject to the appropriate sign permitting process.

viii. Utility and street improvements
Fact: The site is developed and occupied by a church. All improvements are installed.

SECTION 3. The Planning Commission, based on its own independent judgement, has determined and concluded that this Project is categorically exempt pursuant to and in accordance with the provisions of the California Environmental Quality Act (CEQA) Guidelines, Section 15301(a), Class 1 of the CEQA Guidelines. As described herein, the project would consist of installing a wireless communication facility at about 42 feet height level and would be completely concealed within a church tower and steeple. In summary, the Planning Commission concluded that that there is no substantial evidence that the project will have a significant effect on the environment.

SECTION 4. Based upon findings and conclusion set forth in Sections 1, 2 and 3 above, the Planning Commission hereby approves the following applications:

a. Conditional Use Permit CUP 16-006 and Site Plan Review SPR16-006, are hereby approved, subject to the conditions of approval set forth in the written record before the Commission incorporated herein and attached hereto as Exhibit "A."

b. The Secretary of the Planning Commission is directed to serve, by first-class mail, a written notice of this decision to the Applicant within five (5) days.

SECTION 5. This Resolution shall become effective immediately upon its adoption, subject to a 10 calendar-day appeal period.

PASSED, APPROVED, AND ADOPTED by the members of the Planning Commission of the City of Covina at a regular meeting thereof held on the 22nd day of November 2016.

_____

CHAIRMAN CHARLES HODAPP
CITY OF COVINA PLANNING COMMISSION

I hereby certify that the foregoing is a true copy of a resolution adopted by the Planning Commission of the City of Covina at a regular meeting thereof held on the 22nd day of November 2016 by the following vote of the Planning Commission:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____

COVINA PLANNING COMMISSION SECRETARY

CITY OF COVINA
RESOLUTION NO. 2016-032PC
CUP 16-006 AND SPR 16-006
EXHIBIT A - CONDITIONS OF APPROVAL
NOVEMBER 22, 2016

Conditional Use Permit (CUP) 16-006 and Site Plan Review (SPR) 16-006 shall authorize the construction and operation of an unmanned wireless communication facility (WCF) consisting of twelve (12) 8-foot high panel antennas and associated components installed in a stealth manner and within a 56-foot high Church tower and steeple; and, the installation of appurtenances and supporting equipment within a decorative block enclosure with stucco material on the exterior.

A. **TIME LIMIT:**

1. The approval of the Conditional Use Permit (CUP) application shall expire two years from the date of the approval by the Planning Commission, if the approved use has not commenced and or building permit has not been issued.

B. **GENERAL REQUIREMENTS:**

1. This approval will not be effective until the Applicant has filed with the Planning Division an affidavit stating that it is aware of and agrees to accept all of the conditions of this approval as set forth herein.

2. A Copy of the signed Resolution shall be included on the plans (full size). The sheet(s) are for information only to all parties involved in the construction activities and are not required to be wet sealed/stamped by a licensed Engineer/Architect.

3. The Applicant shall, at its own expense and with counsel selected by City, fully defend, indemnify and hold harmless City, its officials, officers, employees, and agents ("Indemnified Parties"), from and against any and all claims, suits, causes of action, fines, penalties, proceedings, damages, injuries or losses of any name, kind or description, specifically including attorneys' fees, ("Liabilities"), arising in any way out of City's approval of the Applications or the Project. Applicant's indemnification obligation shall include, but not be limited to, actions to attack, set aside, void, or annul the City's approval of the Applications, and Liabilities premised on, related to or invoking CEQA, including those arising out of City's decisions related to the Project's CEQA documents. City shall promptly notify Applicant of any such claim, action or proceeding, and shall cooperate fully in the defense of such claim, action, or proceeding. Applicant's indemnification obligations shall not be limited to the amount of insurance coverage that may be available to Applicant, and shall not otherwise be restricted or confined by the presence or absence of any policy of insurance held by City or Applicant.

4. Pursuant to California Government §66474.9, the Applicant also agrees to defend, indemnify and hold harmless, the Indemnified Parties from any claim, action or proceeding against the Indemnified Parties to attack, set aside, void or annul any

map approval of the City, whether by its City Council, Planning Commission or other authorized board or officer of this subdivision, which action is brought within the time period provided for in Government Code §66499.37. The City shall promptly notify the Applicant and applicant of any such claim, action or proceeding, and the City shall cooperate fully in the defense.

5. Applicant's obligations, as set forth above, shall survive the completion or abandonment of the Project or the issuance of a certificate of occupancy with respect thereto. However, Applicant's obligations after the issuance of a certificate of compliance for the Project shall be limited to indemnifying and defending the Indemnified Parties from legal challenges filed to set aside any part of the Project or its related components. The provisions of this condition are intended by the Parties to be interpreted and construed to provide the fullest protection possible under the law to the City. Further, all obligations and Liabilities under this Agreement are to be paid by the Applicant as they are incurred. Applicant's obligations to indemnify under this Agreement shall include the obligation of the Applicant to defend City with legal counsel of City's own choosing. In the event City elects not to select such counsel, the designation of such counsel shall be made by the Applicant but shall be subject to prior approval.

6. Failure to comply with any conditions of approval noted herein shall be deemed just cause for revocation of project approval by the Planning Commission.

7. The wireless communication facility and its associated equipment shall be developed and operated in accordance with all design details as approved by the Planning Commission, the approved plans on file with the City, all representations of record made by the applicant, the conditions contained herein, and the Covina Municipal Code (CMC) and Covina Design Guidelines (CDG). Prior to completion of the approved improvements, all conditions of approval shall be complied with to the satisfaction of the Director of Community Development or his/her designee.

8. All system-related antennas and their appurtenances shall be completely concealed from all views by the externally visible building materials. Should any of the materials break or in any way deteriorate so as to become an aesthetic or visual deficiency to a typical person, the building materials shall be repaired and/or replaced within 60 days from the date of a notice issued by the City.

9. All equipment, equipment cabinets, and associated components concerning the wireless communication facility shall be kept within the area depicted and described in the approved project plans or below the facility-related structure and shall be fully screened from all surrounding views with solid, decorative block wall with stucco material on the exterior and including a solid, decorative metal access gate, in accordance with City requirements under CMC Section 17.65.

10. All related utility lines concerning the wireless communication facility shall be placed underground, as depicted on the approved project plans.

11. No parking stalls or vehicle access areas shall be removed under this application. As depicted on the approved project plans, any persons associated with the repair or maintenance of the communication facility shall park in the parking lot within the property.

12. Any proposed changes in the existing exterior lighting on the property as a result of the communication facility-related project, including, but not limited to, the installation of lighting on or adjacent to the system-related structure and the relocation of a light standard(s) in the adjacent parking area, shall first be reviewed by the Planning staff to ensure that the modified lighting would not generate any glare onto the surroundings and would conform to all applicable code requirements, including minimum foot-candle-related standards for public safety.

13. During project construction and following completion, all site-related drainage around the wireless communication facility and the equipment area shall conform to all applicable requirements.

14. In accordance with Chapter 11.36 of the Covina Municipal Code, no street trees adjacent to the property shall be cut or trimmed in any manner by any persons associated with management, operational, or maintenance activities on the site without first obtaining a written permit from the Public Works Department.

15. Approval of this request shall not waive compliance with all other sections of the Covina Municipal Code, the Covina Design Guidelines, and all other applicable plans and non-City laws and regulations that are in effect at the time of building permit issuance.

16. The City shall have the reasonable right of entry to inspect the premises to verify compliance with the conditions of approval and the Covina Municipal Code plus the Covina Design Guidelines at any time.

17. If any provision of this approval is held or declared to be invalid, the entire approval shall be void and the privileges granted hereunder shall lapse.

18. The costs and expenses of any code enforcement activities, including, but not limited to, attorneys' fees, caused by applicant's violation of any condition imposed by the Conditional Use Permit or any provision of the Covina Municipal Code or the Covina Design Guidelines shall be paid by the applicant and/or the property owner.

19. All construction must conform to the City Noise Ordinance, prohibiting construction between 8:00 p.m. and 7:00 a.m. on any day and on Sundays and legal holidays (except by special permit).

20. If it is subsequently determined that a separate address for the new communication facility must be established, the applicant shall secure approval of a new address from the Public Works Department, Engineering Division.

21. In addition to obtaining approval from the City of Covina and all other applicable agencies regarding any future changes to the modified wireless communication facility that is addressed under this Conditional Use Permit application, the applicant or the applicant's successor in interest a) shall make reasonable attempts to coordinate any change/modifications with any and all other communication facility operators on the site and with the appurtenant property owner(s) and the wireless communication facility owner (if different from the applicant and the land owner); and b) shall inform the owners of all abutting properties.

22. Any project-related damages to the existing improvements on the property shall be fully replaced, repaired, and/or painted, matching the existing conditions.

23. The construction and installation of the communication facility and all associated elements shall require a final inspection, and the Director of Community Development or his/her designee shall certify on said permits that the property and new use complies with all of the terms and conditions of this approval.

24. The trees, foliage, and other landscaping elements on the site shall be maintained in good condition at all times, and the owner or operator of the facility shall be responsible for replacing any damaged, dead, or decayed landscaping as soon as practicable, and in accordance with any approved landscape plan(s) for the property.

C. **BUILDING AND SAFETY DIVISION:** All requirements of the Building and Safety Division shall be met, including but not limited to the following:

1. Please submit 6 sets of complete plans including any proposed utilities and earthwork; two sets shall be "stamped approved" by the Covina Planning Division and include the Building Section's comments for consultant review. This project must comply with the 2013 California Building Standards and 2013 energy code.

2. Two sets each of any structural and energy calculations shall be submitted with the above mentioned plans. All calculations must bear an original signature from the documented author.

3. This project must comply with Federal and State Accessibility requirements to and throughout the building. Include compliance methods and structural details on the plans.

4. Demolition and renovations activities require an asbestos containing materials (ACM) survey. (SCAQMD RULE 1403) The ACM report shall be prepared by an accredited testing laboratory in accordance with SCAQMD rules and regulations. Proof of

notification to the South Coast Air Quality Management District (SCAQMD), Office of Operations, shall be submitted to the Building Division with your permit application for all renovations and demolition activities. Contact the SCAQMD at the address or number below for more information. Once any demolition activity has been approved by the SCAQMD, a formal demolition plan and permit must be obtained from the Building Division.

- **SCAQMD Headquarters; 21865 Copley Drive, Diamond Bar, CA, (909) 396-2381.**

5. Construction plans shall be reviewed by the Los Angeles County Fire Department. To expedite this process you will need to contact one or more of their Regional plan check office(s): Appointments to discuss Fire Department requirements may be made between 7:30 a.m. and 10:30 a.m. Contact LACO Fire Inspector at (626) 974-8335 with questions. Plans will be routed to the Fire Dept. via inter-office mail. The main LACO Fire Dept. office is located at 5823 Rickenbacker Road, Commerce, CA 90040-3027. Phone number is (323) 890-4125.

   Regional plan check offices for the Los Angeles County Fire Department:

   Glendora Office, Building Plan Review Only
   231 W. Mountain View Avenue
   Glendora, CA 91740
   (626) 963-0067

   Commerce Office, Sprinkler & Alarm Plan Review
   5823 Rickenbacker Road
   Commerce, CA 90040-3027
   (323) 890-4125

   Commerce Office, Land Development / Access
   5823 Rickenbacker Road
   Commerce, CA 90040-3027
   (323) 890-4243

6. Construction activity within 500' of a residential zone is prohibited between the hours of 8:00pm and 7:00am and on Sundays and Holidays unless otherwise permitted by the City.

7. The Building and Safety Division plan check process may address additional concerns.

D. PUBLIC WORKS - ENVIRONMENTAL SERVICES: All requirements of the Environmental Services Section shall be met, including but not limited to the following:

1. Only Athens Services/Covina Disposal, 888-336-6100, is allowed to provide bins and pickup and dispose of trash and recyclables, including all C&D projects.

Exception: Project contractor, using his own equipment and staff, can take recyclables to a recycling facility.

2. The applicant shall sign and copy Form "OC 1A/Owner's Certification: Minimum BMPs For All Construction Sites" onto the field set of construction plans, and the original copy of the Form must be returned to the Environmental Services Division via the Building Division.

E. THE APPROVED USE SHALL BE OPERATED IN ACCORDANCE WITH THE FOLLOWING:

1. Any general repair work and/or maintenance of the wireless communication facility shall conform to the City of Covina Noise Ordinance and to any other applicable provisions of the Covina Municipal Code.

2. Prior to commencing operations of a wireless communication facility, the owner or operator shall file with the city, and shall maintain in good standing throughout the term of its approval, a bond or other sufficient security in an amount equal to the cost of physically removing the wireless communication facility and all related facilities and equipment on the site, as determined by the chief planning official or director of public works, whichever is applicable. However, the city may not require the owner or operator to post cash deposit or establish a cash escrow account as security under this subsection. In setting the amount of the bond or security, the chief planning official or director of public works, whichever is applicable, shall take into consideration the applicant's estimate of removal costs.

3. The wireless communication facility shall comply with all radio frequency (RF) emission levels of the FCC at the time of initial operation and in perpetuity.

4. Upon request by the City or when an alteration should occur, such as co-location, the applicant shall submit to the Planning Division certification that the radio frequency (RF) emission levels across the portion of the electromagnetic spectrum used by this applicant continue to meet the FCC radio frequency levels. The cost associated with the review shall be paid by the applicant or the applicant's successor in interest.

5. Accessory equipment shall be equipped with tamper-proof cabinets and/or locks to mitigate safety siting issues. The facility shall be designed so as to be resistant to and minimize opportunities for unauthorized access, climbing, vandalism, graffiti and other conditions which would result in hazardous conditions, visual blight or attractive nuisances.

6. No noise shall be generated from the operation of the wireless communication facility. Any noise generated from the related equipment shall be minimal and shall conform to the restrictions under Chapter 17.65 (Wireless Communication Facilities) of the Covina Municipal Code. The equipment, equipment cabinets, and

appurtenances pertaining to the wireless communication facility shall further incorporate the most current physical and technological features to minimize any noise generation.

7. Backup generators shall only be operated during periods of power outages, and shall not be tested on weekends or holidays, or between the hours of 10:00 p.m. and 7:00 a.m. on any day.

8. The applicant shall, within 90 days after commencing wireless communication facility operations, submit a written report to the city prepared by a qualified engineer, certifying that the facility continues to comply with all applicable federal, state and local regulations. Thereafter, the applicant shall submit a written report to the city within 30 days after termination of any FCC, PUC or other federal or state operating license for the wireless communication facility.

9. Where an owner or operator intends to abandon a wireless communication facility or portion thereof, the owner or operator shall notify the city by certified U.S. mail of the proposed date of abandonment or discontinuation of operations and the date the facility shall be removed, as further described in Section 17.65.150 of the Covina Municipal Code.

10. The site- and building-related improvements on the site shall be maintained in a sound and attractive condition, free of weeds, trash or debris, visible deterioration, graffiti, or other conditions that violate the Covina Municipal Code. The City may require that the applicant and/or the property owner pay the actual and reasonable cost for code compliance services needed to address any identified problem conditions.

11. The wireless communication facility, including antennae, mounts, wires, conduit, lighting, fences, shields, cabinets, poles and stealthing materials (including artificial foliage), shall be maintained by the owner or operator in good repair, free from trash, debris, litter, and graffiti and other forms of vandalism, and any damage from any cause shall be repaired as soon as practicable so as to maintain the facility's original appearance and to minimize occurrences of dangerous conditions or visual blight. All trash, debris, litter and graffiti shall be removed by the owner/operator within forty-eight (48) hours following notification from the City.

12. The owner or operator of the wireless communication facility shall routinely and regularly inspect the site to ensure compliance with these conditions of approval and the standards set forth in Chapter 17.65 of the Covina Municipal Code (CMC). Further, the Chief Planning Official or a designee may, upon providing reasonable advance notice to the owner or operator, conduct an inspection of a facility to verify compliance with these conditions of approval and the provisions of CMC Chapter 17.65.

13. To ensure compliance with these conditions of approval and the provisions of Chapter 17.65 of the Covina Municipal Code (CMC), the owner or operator of the wireless communication shall affix a label or marker to the facility in a prominent location that identifies the facility and provides a telephone number that may be called to report any damage, destruction, graffiti, or vandalism to the facility

CITY OF COVINA

PLANNING COMMISSION AGENDA REPORT
ITEM NUMBER NB 1
NOVEMBER 22, 2016

TO: **Chairman and Members of the Planning Commission**

FROM: **Brian Lee, AICP, Director of Community Development**

SUBJECT: **Site Plan Review (SPR) 16-003, a request to construct two new apartment buildings with a total of five apartment units on an existing lot at 308 South Barranca Avenue**

SITE AND PROJECT DESCRIPTION

A. Project Information:

Request:	To construct two new apartment buildings with a total of five units on an existing lot.
Applicant:	Victor Lockett
Property Owner:	Angus O'Brien
Location:	308 South Barranca Avenue
Assessor Parcel Map Number:	8446-012-003

B. Site and Surrounding Land Uses

Table 1: Site and Surrounding Land Uses

	General Plan	Zoning	Existing Uses
Site	Medium Density Residential (MDR – 6.1 to 14 dwelling units per acre)	RD-3000	Single-family residence and accessory buildings
North	Medium Density Residential (MDR, 6.1 to 14 dwelling units per acre)	RD-3000	Four two-unit residential buildings.
South	Medium Density Residential (MDR – 6.1 to14 dwelling units per acre)	RD-3000	Multifamily residential

East	Low Density Residential (LDR, 0 to 6 dwelling units per acre)	R-1-7500	The Charter Oak Wash (LA County Flood Control District)
West	High Density Residential (HDR, 14.1 to 22 dwelling units per acre)	RD-3000	Single family residential

C. Site Characteristics: The project site is composed of one rectangular 19,468 square foot or 0.44-acre lot. The project site is surrounded by single- and multi-family residential developments. There are several buildings currently existing on the site, but contain only one dwelling unit. The project would demolish all buildings on-site. The lot's dimension is characterized by the length of its property lines on the north and south at approximately 317 and 253 feet respectively. The front property line fronting South Barranca Avenue is 70 feet in width. A portion of the property at the rear includes the Charter Oak Wash, a flood control easement, and no development is being proposed on that section.

ANALYSIS

A. Background: The project will lead to the demolition of an existing single-family dwelling unit and accessory structures currently on-site. The two proposed two-story buildings will contain five apartments. The apartments will contain a mix of three 2-bedroom units (Building A), and two 3-bedroom units (Building B). The buildings are arranged on the southern portion of the site with north-facing individual garage entrances. The nearly 300-foot long 25-foot wide driveway provide access to all 16 parking spaces, including the four guest spaces at the rear of the property, and a guest space between Buildings A and B.

Landscaping is mainly provided at the front setback of the property, between the two buildings, and around the rear parking areas. A 200-foot long concrete walkway is provided at the side setback on the eastside of the property. Perimeter fencing is proposed to be installed on the north and south property lines. These set of six-foot fences will be iron wrought with brick pilasters at regular intervals along the length of the perimeter installation sites.

A 7-foot street dedication along the property's Barranca Avenue frontage is conditioned to be required. Front setback measurement is taken from the post-dedication property line. The rear 25 feet of the property lies within the Charter Oak Wash and no development is proposed at the area. That area will retain existing metal fencing, and no CMU wall be constructed. The Los Angeles County Flood Control District that has jurisdiction of the wash has been notified of the development, and the agency does not oppose the project.

B. Applicable Regulations: The project is located within the RD-3000 zone and is subject to the use and development standards of Chapter 17.28 of the Covina Municipal Code (CMC). The off-street parking regulations are assessed for their compliance with Chapter 17.72 of the CMC. The project's consistency with the City's adopted Design Guidelines is reviewed under Section D of this staff report. Table 2 below shows the conformance of the proposed development with the Zoning Code.

Pursuant to CMC Chapter 17.64.050 (Approval Authority), any Site Plan Review application located at a commercial, industrial or multiple-family residential zone district located adjacent to or across any street, railroad, public right-of-way, drainage channel or easement from an agricultural, estate or single-family residential zone district where the site plan review involves the construction of more than 500 square feet of additional floor area is subject to Planning Commission approval. The proposed construction of two new apartment buildings located in a multiple-family residential zone (RD-3000) on a site occupying a portion of the Charter Oak Wash and abuts single-family residential zoning to the east will require the Planning Commission's approval of the Site Plan Review application, SPR 16-003. No other discretionary permits are proposed or required.

C. Proposed Development :

The proposed development of a 5-unit apartment buildings meet all the required zoning code and applicable General Plan standards as outlined in Table 2 below. In addition, the project meets the minimum requirements for parking areas, landscaping, and the distance between the buildings proposed.

Table 2: Proposed Development

Development Features	**Project Proposal**	**Zoning Code and *General Plan* Standards**
Use	Five-unit apartment	Apartments
Land Use – Medium Density Residential (MDR)	Five-unit apartment	Apartments
Density	1 unit for 3,999 square feet of lot area	Maximum 1 unit for every 3,000 square feet of lot area
Density – Medium Density Residential	11.4 du/ac (5du/.044ac)	Maximum 6.1 – 14.0 du/ac maximum
Unit Size	Minimum 1,415 square feet for the 2-bedroom units, and minimum 1,580 square feet for the 3-bedroom units	Minimum 1,000 square feet for 2-bedroom units, 1,150 square feet for 3-bedroom units

Development Features	Project Proposal	Zoning Code and *General Plan* Standards
Maximum Height	Two stories, 27 feet and 1 inch	Maximum two stories, 35 feet in height
Setbacks - Front	25' – 1st floor 40' – 2nd floor	Minimum 25' – 1 st floor 40' – 2nd floor
Setbacks - Sides	10' – 1st and 2nd floor	Less than 100 feet of length of building wall facing side Minimum 10' – 1st floor 15' – 2nd floor
Setbacks - Rear	25'	Minimum 25'
Number of Parking Spaces	15 including two-garaged spaces for each of the 5 units and five guest parking spaces.	Minimum 14.5 spaces, 10 garaged
Lot Coverage	38%	Maximum 45%
Usable Yard Area - Private	722 square feet provided on decks with the largest being 186 square feet provided for Unit 1 (closest to the street) and the smallest at 96 square feet each for the rearmost units, 4 and 5.	Minimum 75 square feet per unit
Usable Yard Area - Public	415 square feet of common yard area located between the buildings	Minimum 400 square feet for development
Usable Yard	1,137 square feet provided	Minimum 1,000 square feet

D. Covina Design Guidelines. The architectural design of the proposed buildings, the site design, and the landscaped areas were analyzed for conformity with the Design Guidelines. The materials used include predominantly stucco on building walls. Accent materials include wood-siding shingles implemented on the facades of medium-pitched double-sided gables, stone veneer on columns, wood rafters and fascia, and wood mullions and windows/doors trims. Vertical accent include two-story columns that accent the entryways to the units. Horizontal accents are provided by plinth base implemented through the exterior of the building including the patios, wooden trellises over windows and garage doors, wooden rafters and beams. Each two-story unit is provided with a gabled roof. Consistent with the Design Guidelines preference, colors are muted and earth tone compatible with the proposed materials.

Pedestrian circulation is provided to all units through a long 5-foot-wide walkway connecting street access to the rear guest parking space. Adjacent to these walks ways are

the ground- and second-level private decks, and connect the rear guest parking spaces to the buildings. Except for Unit 1, which has an entryway facing the street consistent with the pedestrian-oriented design of the apartments, main entryways face south accessible directly from the walkways. ADA access is provided through the one parking guest space. All structures and usable portions of the site invite unobstructed pedestrian circulation.

The landscaped areas are provided within select sections of the property. The gap between the two buildings contain a centerpiece common open area characterized by enhanced ground paving, trees, ground cover, shrubs, and seating. Overall, the project's landscape plans would add nine 24"-box trees (primrose and dark shadow tree tea), and 2 larger trumpet bush of 15-gallon size. More than 100 plantings of groundcovers and shrubs composed of 11 species provide additional accents at the front and rear portions of the property. Compliance with the Water Efficiency Landscaping Ordinance of the City is conditioned, and review for compliance is done during the plan check process

E. Findings for Site Plan Review:

1. All provisions of this title are complied with;

   Findings of Fact: The proposed development is recommended for approval to the Planning Commission after a thorough review of the project's compliance with the Covina Municipal Code, Covina General Plan, and the Covina Design Guidelines. The attached conditions of approval require review for compliance with other codes including but not limited to the city's building code.

2. The following are so arranged that traffic congestion is avoided, pedestrian and vehicular safety and welfare are protected, and there will be no adverse effect on surrounding property:

   Findings of Fact: The project would not alter the right-of-ways, or cause a significant traffic-related impact. Adequate provisions for safe pedestrian and vehicular circulations are incorporated into the project's design as described in the staff report.

3. The project design conforms to the general plan, the design guidelines, transportation demand management regulations, and any specific plans or guidelines which may be applicable to the project;

   Findings of Fact: The project complies with all the applicable regulations as described in the staff report. The General Plan designation of Medium Density Residential (MDR) for the property allows for apartments and the maximum allowable density of 11.4 du/ac proposed for the project. No specific plans, and transportation demand management regulations are applicable for this project.

4. The project design is harmonious, consistent and complete within itself and functionally and visually compatible with neighboring structures and the area in which it is located

   Findings of Fact: Section D of this staff report fully analyzed the conformance of the project's architecture, site design and landscaping with the Covina Design Guidelines.

5. The development will constitute an adequate environment for the intended use by sustaining the desirability and stability of the neighborhood and community;

   Findings of Fact: The addition of new apartment units designed in accordance with the Covina Design Guidelines would enhance the desirability and stability of the neighborhood, which is a mix of single- and multi-family residential structures.

6. Proposed lighting is so arranged as to reflect the light away from adjoining properties;

   Findings of Fact: The attached Conditions of Approval requires a Lighting Plan that will be reviewed by staff through the plan check process, and requires that as part of the Lighting Plan all exterior lights must be covered from above and pointed away from adjoining properties.

7. Proposed signs will not by size, location, color or lighting, interfere with traffic or limit visibility;

   Findings of Fact: No signs are proposed by the project. The attached Conditions of Approval require that any proposed signage will be subject to the appropriate sign permitting process.

8. Utility and street improvements

   Findings of Fact: The site is occupied by an existing single-family residential development within a residential neighborhoods serviced by existing utility and street improvements. The attached Conditions of Approval implements Public Works Department requirements regarding adjacent right-of-way improvements including the 7-foot dedication of the property's frontage along Barranca Avenue.

PUBLIC HEARING NOTICE AND NOTIFICATION

The applicant was given a copy of the staff report with associated attachments. No public hearing notice is required for a Site Plan Review application with no other discretionary permit is

involved and where the Planning Commission is the approval authority as outlined in CMC Chapter 17.64.050 (Approval Authority).

ENVIRONMENTAL DETERMINATION

Pursuant to the California Environmental Quality Act (CEQA), Community Development Department staff has reviewed the proposed project and has determined that it is categorically exempt and qualifies for a Class 32 In-fill Development Project (CEQA §15332). Staff's environmental consultant has prepared the additional supporting documentation specifically for the project supporting the conclusion of the Class 32 exemption pursuant to CEQA Guidelines Section 15332 as shown in Exhibit D. Therefore, staff recommends that the Planning Commission make the determination that the proposed project is categorically exempt and that it would not result in any significant effects on the environment. The determination is based on the following:

1. The proposed project is allowed under the "Medium Density Residential" of the Covina General Plan and under the "RD-3000, Multiple-family" zone of the Zoning Ordinance. The proposed project site is located within residential area and is developed with residential land uses on two sides.
2. The proposed project site is located within the City on a project site of less than five acres that is substantially surrounded by urban uses.
3. The proposed project site is surrounded by development on all sides. The improvement area's small size and its isolation from other open space areas limit its utility as a habitat or an animal migration corridor. No native or natural habitats are found within the project site or on adjacent parcels.
4. The approval of the proposed project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
5. The proposed project site can be adequately served by all required utilities and public services. No significant adverse cumulative impacts will result from the proposed project's implementation.

RECOMMENDATION

Staff recommends the approval of Site Plan Review SPR 16-003 and through the adoption of Resolution No. 2016-33 PC.

Prepared by:

Bryan Fernandez
Consultant Planner

Approved by:

Brian K. Lee, AICP
Director of Community Development

EXHIBITS

A. Area Map
B. Application Materials
C. Project Plans
D. CEQA Exemption and Environmental Assessment, July 2016, prepared by Bonterra Psomas
E. Resolution 2016-27 PC with Conditions of Approval

EXHIBIT A

CITY OF COVINA
SITE PLAN REVIEW (SPR) 16-003

SUBJECT SITE

EXHIBIT B

Planning Division
City of Covina
FEB 03 2016
125 E. College Street
(626) 858-7231

Standard Application Form – 1

Community Development Department – Planning Division
125 East College Street • Covina, California 91723 • (626) 384-5450 / Fax: (626) 384-5479

Applicant Information

Name of Proposed Project: Barranca Multi-Family

Project Address: 308 S. Barranca Avenue

Assessor's Parcel Number: 8446-012-003

Phone: (562)252-2915 | E-Mail: victanga@yahoo.com

Applicant Name: Victor Lockett

Applicant Address: 2844 E. 3rd. Street # 204 Long Beach, CA 90814

Property Owner Name: Angus O'Brien for Logan's Run LLC.

Property Owner Address: 308 S. Barranca Avenue

STAFF USE ONLY

MUNIS NO: 5378

FILE NO: SPR 16-003

Project Type

Please check the type of project review requested. If you are applying for more than one review you may check all that apply.

- ☐ Artificial Turf Permit
- ☐ Administrative Use Permit
- ☐ Conditional Use Permit
- ☐ Development Agreement
- ☐ General Plan Amendment
- ☐ Historic Structure Designation
- ☐ Lot Line Adjustment
- ☐ Pre-Application Review
- ☐ Planned Community Development (PCD)
- ☐ PCD Amendment
- ☐ Public Convenience or necessity (ABC)
- ☒ Site Plan Review-Major
- ☐ Site Plan Review-Minor (Residential)
- ☐ Site Plan Review-Minor (Non-Residential)
- ☐ Tentative Parcel Map
  - ☐ Time Extension
- ☐ Tentative Tract Map
  - ☐ Time Extension
- ☐ Tree Preservation Permit
  - ☐ Minor
- ☐ Vacation of Alley, Easement, Street
- ☐ Variance
- ☐ Variance (Minor)
- ☐ Zoning Ordinance Amendment/ Zone Change
- ☐ _____ (Other)
- ☐ _____ (Other)

Project Description

Detailed Description of Proposed Project (Attach Additional Sheets If Necessary)
Two new 2-story apartments buildings with a total of 5 dwelling units. One building consists of (3) 2-bedroom units and the other building consists of (2) 3-bedroom units. Required off street parking parking facilities and required and open space areas. Additional site improvements

Owner Certification

I certify that I am presently the legal owner of the above described property. Further, I acknowledge the filing of this application and certify that all of the above information is true and correct. If applicant is different from the legal property owner, a property owner's authorization form must accompany this application.

Date: 1-28-16 Signature: [signature]

Print Name and Title: Angus O'Brien (owner) Logan's Run LLC.

STAFF USE ONLY			
Date Received: 2/3/16	Received by: Vidal F.M.	Fees: $ 5,106.00	Receipt No: 89456

Standard Application – 2

Property Owner's Authorization Form

Community Development Department – Planning Division
125 East College Street • Covina, California 91723 • (626) 384-5450 / Fax: (626) 384-5479

List the name(s) and address(es) of all property owner(s).

1. Owner Name: Angus O'Brien Mgr. of Loewenrun LLC
   Complete Address: 308 S. Barranca Avenue
   Email: angus@laeng.net Phone: (626) 454-5222 x201

2. Owner Name: _____
   Complete Address: _____
   Email: _____ Phone: _____

3. Owner Name: _____
   Complete Address: _____
   Email: _____ Phone: _____

Certification Statement

This letter shall serve to notify you and certify that I/we am/are the legal owner(s) of the property described in the attached application and do hereby authorize:

Applicant's Name: Victor Lockett Phone: (562) 252-2915

Applicant's Complete Address: 2844 E. 3rd. Street #204 Long Beach, CA 90814 Email: victanga@yahoo.com

To file and present my/our interest for the referenced application(s): _____

Name (printed): Angus O'Brien

Title: Owner Date: 1/28/16

Signature: [signature]

Standard Application – 3
Project Description Form

Community Development Department – Planning Division
125 East College Street • Covina, California 91723 • (626) 384-5450 / Fax: (626) 384-5479

The following information must be completed and submitted with new applications: (Print or type all information entered)

A. General Information

Project Address or Assessor's Parcel Number: 8446-012-003

Site Area: 19,995 SF Building Area: 8,050 SF Building Height: 27'-1" No. of Floors: 2

Total anticipated number of employees: N/A Max shift: N/A Hours of operation: N/A

Does the business involve the sale of any food or beverages? ☒ No ☐ Yes

Will the project be built in phases? ☒ No ☐ Yes If **YES**, a phasing plan is required to be submitted.

Will any permits be required from agencies other than the City (including a Hazardous Materials Business Plan)?
☐ No ☒ Yes If yes, list: LA County Flood Control

Will the project use, store, or dispose of potentially hazardous chemicals, materials, toxic substances, flammables or explosives? ☒ No ☐ Yes If yes, describe: _____

If any of the above answers are **YES**, please describe in detail on a separate sheet.

B. Existing Land Uses of the Subject and Surrounding Properties

Subject property: Residential

North: Residential

East: Residential

South: Residential

West: Residential

C. Physical Site

Will the project modify existing natural features? ☒No ☐Yes If **YES**, please describe in detail on a separate sheet?

Estimated cubic yards of grading involved in the project: ☐ None ☐Cut = 100 CY Fill = 500 CY

What is the maximum height and grade of constructed slopes? N/A

D. Archaeological/Historical

Is the project located in an area of archaeological or historical sensitivity as identified in the Covina General Plan?
☒ No ☐ Yes If **YES**, please describe in detail on a separate sheet.

E. Flora and Fauna

Describe the types of vegetation and trees in the project area: (2) Eucalyptus and (1) Avocado Tree, some lawn and unimproved softscape areas

Number of Oak trees on the site: N/A Number of Oak trees to be removed: N/A a Tree Permit application must be obtained

Describe the types of wildlife found in the project area: N/A

F. Noise

Will the project increase noise levels within the project area of surrounding neighborhood?

☒ No ☐ Yes **If YES**, please describe in detail on a separate sheet

Will the project increase the amount of light, vibration, dust, ash, smoke, or odors during construction or after development? ☒ No ☐ Yes **If YES**, please describe in detail on a separate sheet.

G. List of Attached Environmental Reports

None at this time

Contact person for environmental: _____ Phone: _____

Environmental firm: _____ E-mail: _____

Mailing Address: _____

H. Certifications

Government Code Section 65962.5 requires the Planning Division to make available to applicants the most current list of "Identified Hazardous Waste Sites" from the State Office of Planning and Research. The list is available on the web at www.dtcs.ca.gov under Mandated Web Site Postings.

All applicants must complete and sign the following statement in order for the Planning Division to deem the application complete.

"I, _____, certify that I have reviewed the list of "Identified Hazardous Waste Sites" from the Office of Planning and Research and have determined that the site that is the subject of this application is not on said list."

I hereby certify that to the best of my ability, the statements furnished above and the exhibits submitted with this application present the data and information required for this initial evaluation and that the facts, statements, and information presented are true and correct to the best of my knowledge. Furthermore, I understand that failure to provide the plans and information required may result in this application not being accepted as complete for planning and processing.

Name (printed): VICTOR LOCKETT Date: 2/3/16

Signature: _____

Representative for: ANGUS O'BRIEN.

Title: _____

Standard Application
Project Contact List

Community Development Department – Planning Division
125 East College Street • Covina, California 91723 • (626) 384-5450 / Fax: (626) 384-5479

The following information must be completed and submitted with new applications: (Print or type all information entered)

Project Location: 308 S. Barranca Avenue	***STAFF USE ONLY***
Applicant: Victor Lockett	***FILE NO.:***
Primary Contact Person:	***MUNIS:***
	RELATED FILES:

Address: 2844 E. 3rd. Street Long Beach, CA 90814

Phone:	*Fax:*	*E-mail Address:*
(562) 252-2915		victanga@yahoo.com

Secondary Contact Person: *(Please Specify Name, Company, Title)*
Mike Semler

Address: 620 Arrow Highway La Verne, CA 91750

Phone:	*Fax:*	*E-mail Address:*
(909) 599-4262		mike@WFConstruction.com

Legal Property Owner: Angus O'Brien

Address: 308 S. Barranca Avenue

Phone:	*Fax:*	*E-mail Address:*
(626) 454-5222 x201		angus@laeng.net

Architect: *Contact Person:*

Address:

Phone:	*Fax:*	*E-mail Address:*

Engineer EGL Associates Inc. *Contact Person:*

Address: 11819 Goldring Road, Unit A Arcadia, CA 91006

Phone:	*Fax:*	*E-mail Address:*
(626)-263-3588		mail@egl88.com

Landscape Architect Royal Oak Design *Contact Person:* Sylvia Lyons

Address: 2456 Hummingbird Way La Verne, CA 91750

Phone:	*Fax:*	*E-mail Address:*
909/593-4158		royaloakdesign@verizon.net

Standard Application
Residential Project Summary Table (5 or more Lots/Units)

Community Development Department – Planning Division
125 East College Street • Covina, California 91723 • (626) 384-5450 / Fax: (626) 384-5479

PROJECT INFORMATION

Project Name: Barranca Multi-family
Project Address: 308 s. Barranca Avenue
General Plan: Multi-family Residential
Zoning District: RD-3000

PROJECT AREA		
Gross	19,995 SF (.45 AC)	Acres
Net (Exclusive of dedication for major external and secondary streets)	18,542 SF (.42 AC)	Acres

DWELLING UNITS (Based on Net Area)	Number	Net Density
Single Family Detached		
Duplex		
Multi Family		
Bachelor		
One Bedroom		
Two Bedroom	3	
Three Bedroom	2	
Four Bedroom		
Total:		

AREA DISTRIBUTION (Based on Net Area)	Acres/Sq. Ft.	% of Net Project Area
Building Coverage	7,768 SF	41%
Landscape Coverage	2,140 SF	11.5%
Common Open Space	415 SF	2.2%
Private Open Space	505 SF	2.7%
Usable Open Space (Common + Private)	915 SF	4.9% 1000 sq. ft.
Floor Area Ratio	5,768 SF	31%

PARKING	Parking Ratio	# of Units	Spaces Req'd	Spaces Provided
Single Family Detached				
Duplex				
Multi Family				
Bachelor				
One Bedroom				
Two Bedroom	2.5	3	7.5	8
Three Bedroom	3	2	6	6
Four Bedroom				
Guest Parking			1	
Total:				15

EXHIBIT C

MULTI-FAMILY DEVELOPMENT

308 S. BARRANCA AVENUE • COVINA, CALIFORNIA 91723

PROJECT DATA

SETBACKS

LOT COVERAGE

GENERAL PARKING REQUIREMENTS

BUILDING AREA CALCULATION

REQUIRED USABLE YARD AREA

OPEN SPACE SUMMARY TABLE

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0.0 COVER SHEET AND PROJECT DATA
1.0 EXISTING / DEMOLITION PLAN
1.1 SITE PLAN / SITE DETAILS
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A-1.1 BUILDING "A" SECOND FLOOR PLAN
A-1.2 BUILDING "A" ROOF PLAN
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A-3.0 BUILDING "A" SECTIONS
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B-1.1 BUILDING "B" SECOND FLOOR PLAN
B-1.2 BUILDING "B" ROOF PLAN
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B-3.0 BUILDING "B" SECTIONS
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SCOPE OF WORK

SCOPE OF WORK

SPECIAL NOTES

VICINITY MAP

VICTOR MANUEL LOCKETT

MULTI-FAMILY DEVELOPMENT

308 S. BARRANCA AVENUE • COVINA, CALIFORNIA 91723

REVISIONS

PROJECT NO.

DATE

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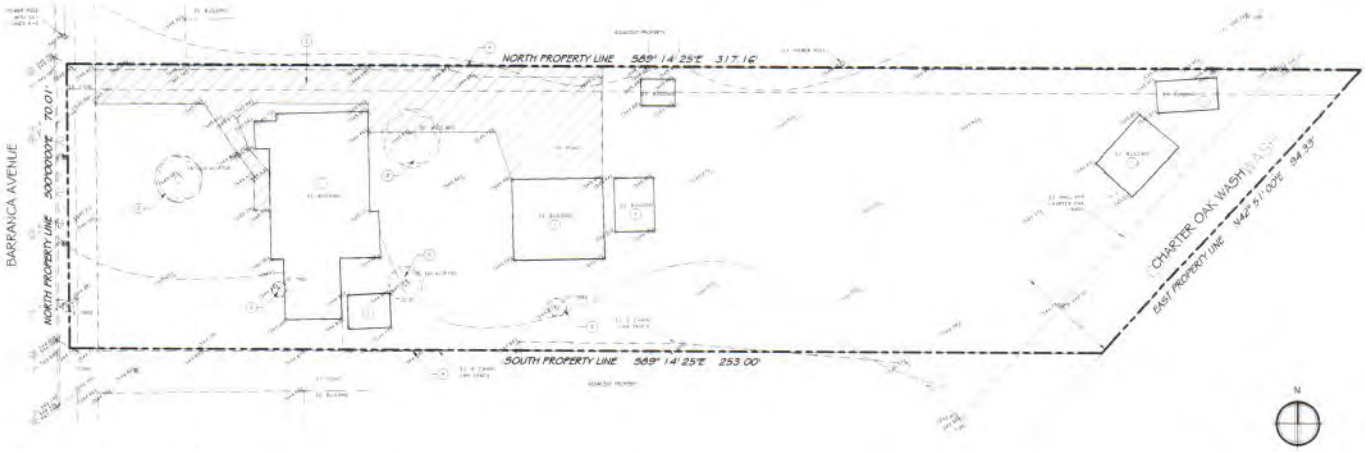


EXISTING / DEMOLITION PLAN

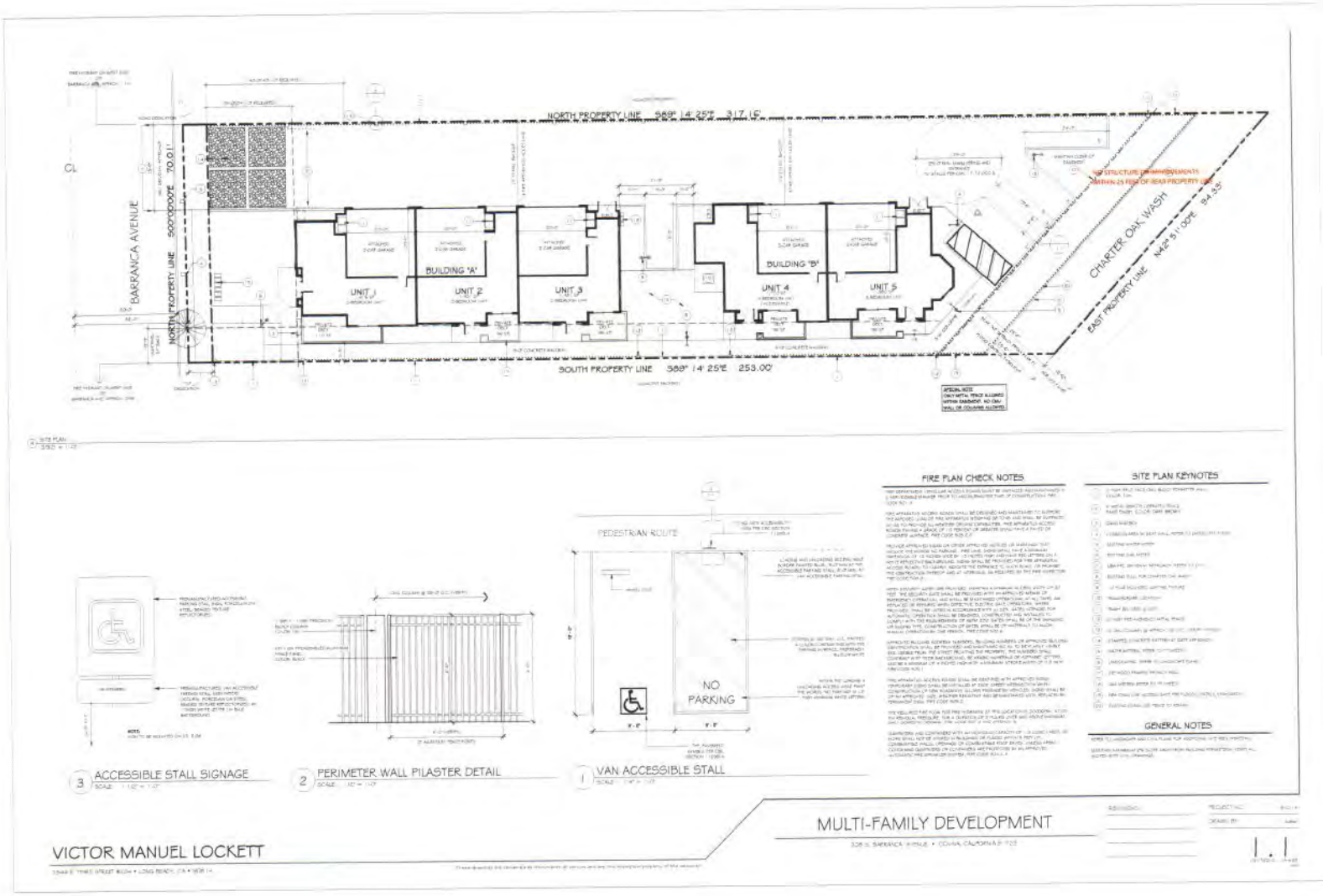
DEMOLITION PLAN KEYNOTES

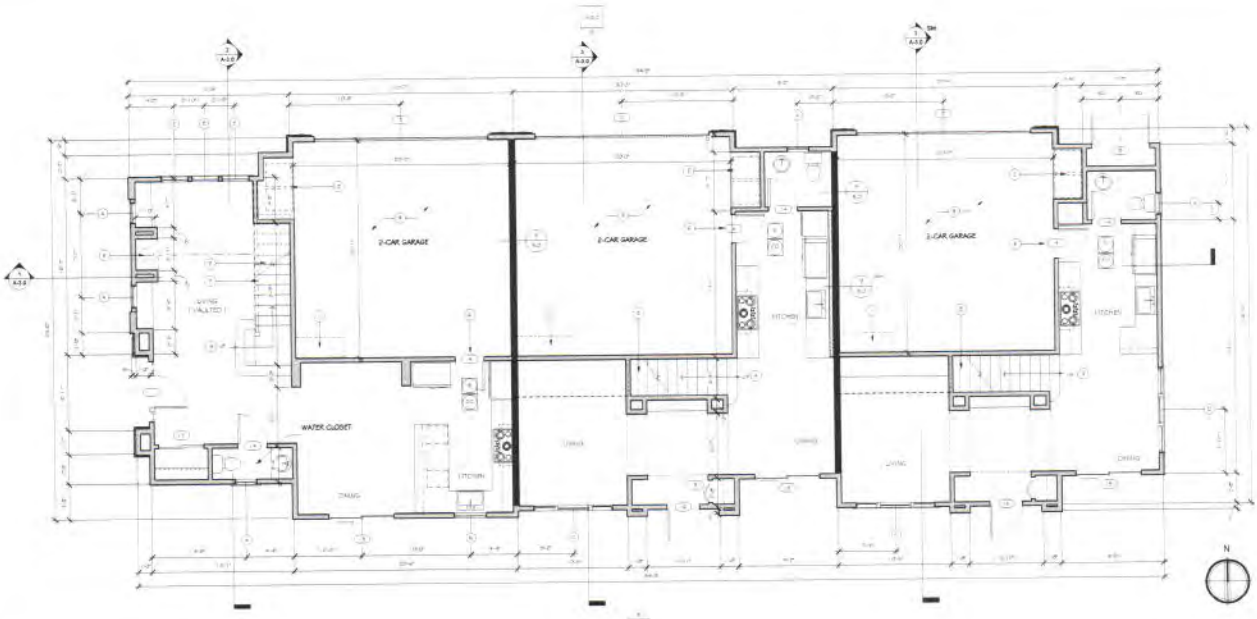
GENERAL PLAN KEYNOTES

VICTOR MANUEL LOCKETT

MULTI-FAMILY DEVELOPMENT

1.0


NORTH PROPERTY LINE S89° 14' 25"E 317.16'
SOUTH PROPERTY LINE S89° 14' 25"E 253.00'
BARRANCA AVENUE
NORTH PROPERTY LINE S00°00'00"E 70.01'
CHARTER OAK WASH
EAST PROPERTY LINE N42° 51' 00"E 94.33'
BUILDING "A"
BUILDING "B"
UNIT 1
UNIT 2
UNIT 3
UNIT 4
UNIT 5
CL
FIRE PLAN CHECK NOTES
SITE PLAN KEYNOTES
GENERAL NOTES
PEDESTRIAN ROUTE
NO PARKING
3 ACCESSIBLE STALL SIGNAGE
2 PERIMETER WALL PILASTER DETAIL
1 VAN ACCESSIBLE STALL
MULTI-FAMILY DEVELOPMENT
VICTOR MANUEL LOCKETT



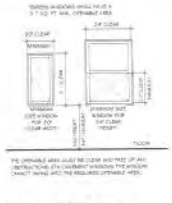
BUILDING A - FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

MEANS OF EGRESS

BASEMENTS & DWELLING UNITS AND EVERY SLEEPING ROOM BELOW THE FOURTH STORY SHALL HAVE AT LEAST ONE OPENABLE WINDOW OR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESCUE WHICH SHALL OPEN DIRECTLY INTO A PUBLIC STREET, PUBLIC ALLEY, YARD OR JUST COURT. THE UNITS SHALL BE OPENABLE FROM INSIDE TO PROVIDE A FULL CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS.

SLEEPING WINDOWS SHALL HAVE A 5.7 SQ. FT. MIN. OPENABLE AREA



THE OPENABLE AREA ALSO BE CLEAR WITHIN 24" OF AN OBSTRUCTING ON CHAMBER WINDOW. THE MINIMUM CLEARED WIDTH AND THE REQUIRED OPENABLE HEIGHT.

CIRCULAR TRUSS BOTTOM CHAMBER SHALL BE BETWEEN 1'-6" AND 2'-0" WITH CIRCULAR HANDRAIL OF ALL HAVE A PERIMETER DIMENSION BETWEEN 4 AND 6 IN. GRIPPED WITH A MINIMUM CROSS SECTION OF DIMENSION OF 2 1/4 INCHES AND RECEIVED NOT LESS THAN 3/4" NO MORE THAN 3/8" ABOVE THE TREAD NOSING AND A MINIMUM OF 1 1/2" BETWEEN HANDRAIL AND ADJACENT WALL SURFACE.

CARBON MONOXIDE / SMOKE ALARMS

CARBON MONOXIDE ALARMS

FOR NEW CONSTRUCTION, AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES.

CARBON MONOXIDE ALARMS SHALL REQUIRE THEIR PRIMARY POWER FROM THE BUILDING WIRING, SHALL BE EQUIPPED WITH A BATTERY BACKUP AND INTERCONNECTED.

SMOKE ALARMS

SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

1. IN EACH SLEEPING ROOM.
2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S).
3. ON EACH ADDITIONAL FLOOR OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.

WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT THE ALARM DEVICES SHALL BE INTERCONNECTED, IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. SMOKE ALARMS SHALL BE PROVIDED WITH BATTERY BACKUP AND ALARMS INTERCONNECTED IN ACCORDANCE WITH UPPER 3. CONVENTIONAL CONDITIONS SMOKE ALARMS THAT ARE SOLELY BATTERY POWERED SHALL BE EQUIPPED WITH A 10 YEAR BATTERY AND HAVE A SILENCE FEATURE.

SYMBOL LEGEND

DETAIL

DETAIL REFERENCE
SHEET REFERENCE

EXTERIOR ELEVATION

EXTERIOR ELEVATION REFERENCE
SHEET REFERENCE

WINDOW TYPE, REFERENCE
REFER TO SHEET A-2.0 & A-2.1

DOOR TYPE, REFERENCE
REFER TO SHEET A-2.0 & A-2.1

CONCRETE
REFER TO SHEET A-2.0 & A-2.1

CONCRETE BLOCK

2-HR (1) WOOD FRAMED WALL, REFER TO DETAIL SHEET

2-HR PLASTERED WALL, REFER TO DETAIL SHEET

FLOOR PLAN KEYNOTES

1. **OVERHEAD GARAGE STORAGE**
   FIELD FIT OVERHEAD STORAGE WITHIN GARAGE STRUCTURE @ 6'-0" A.F.F.
2. TRASH BIN AREA OUTSIDE GARAGE, GARAGE WALL OVER WATER METER BOX.
3. CONDENSER UNIT (1) INSTALLED PER
4. **WOOD FRAMED STAIRS**
   CLEARANCE BETWEEN OCCUPIED AREA AND STAIR NOSE/NOSING - 1 HR CONSTRUCTION OF ALL USABLE UNDERSTAIR SPACES. REFER TO STRUCTURAL FOR CONSTRUCTION DETAILS.
5. **FIREPLACE**
   GAS BURNING 3-SIDE FIREPLACE
   DIRECT VENT PRODUCTS, SUPPLIER MODEL NO. (INCLUDING FIREPLACE, ICC ESR-2216, OR EQUAL.
   WALL COVERING, DECORATIVE NON-COMBUSTIBLE MATERIALS, 1 HR TEST, DOOR OR CONNECTIONS USED TO COVER @ OPENING TO DWELLING FROM GARAGE.
6. **RAILING**
   36" HIGH WOOD RAILING IN FIELD PAINT FINISH
   - POPULAR BALUSTERS AND POSTS IN FIELD PAINT FINISH
   - SIMPLE STANDARD HARDWARE IN FIELD FINISH
   STAIR RAILING ON THREE SIDES, WHICH STAIR TREAD HOUSING WITH BALUSTERS SPACED AT 6" OR MAX / CLEAR, OR WALL MOUNTED ROUND COMPLETELY, WHICH STAIR TREAD HOUSING. THE TRIANGULAR PORTION FORMED BY THE RAILING, TREAD AND BOTTOM RAIL AT THE OPEN SIDE OF STAIRWAYS SHALL BE NO MORE THAN 2" IN DIAMETER.
7. PROVIDE 1 HR CONSTRUCTION AT ALL CLOSED FLOOR STAIR SPACES.
8. FLOOR FIRE RATED CONSTRUCTION GARAGE
   GARAGE WALL SHALL BE SEPARATED FROM THE DWELLING UNIT BY A VERTICAL WALL FROM THE SLAB TO THE UNDERSIDE OF THE STRUCTURE ABOVE WITH MIN. 5/8" TYPE X GYP. BD. ON THE GARAGE SIDE OF WALL AND CONTINUOUS AT FLOOR SURFACE. REFER TO WALL AND FLOOR ASSEMBLY DETAILS.

VICTOR MANUEL LOCKETT

1344 E. THIRD STREET #204 • LONG BEACH, CA • 90813

MULTI-FAMILY DEVELOPMENT

5081 E. PARMACA AVENUE • COVINA, CALIFORNIA 91722

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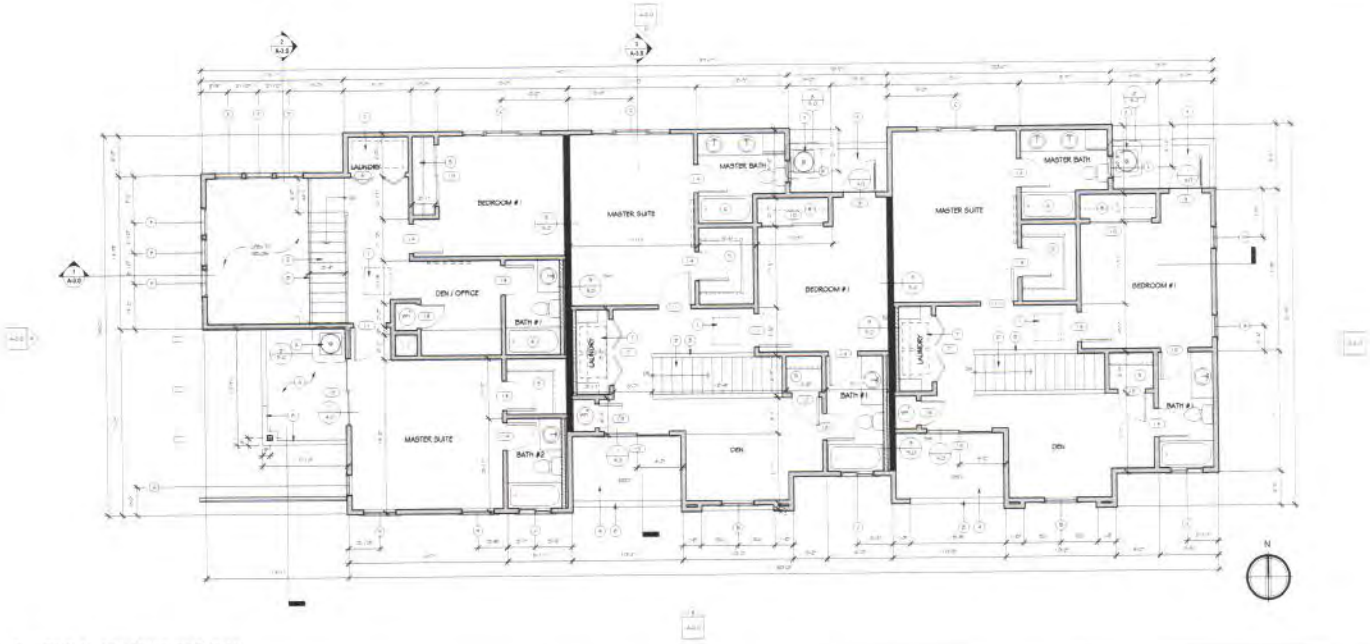


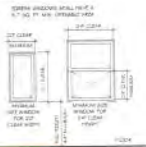
BUILDING A - SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

MEANS OF EGRESS

BASEMENTS, IN DWELLING UNITS AND EVERY SLEEPING ROOM BELOW THE FOURTH STORY SHALL HAVE AT LEAST ONE OPENING WINDOW OR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE WHICH SHALL OPEN DIRECTLY INTO A PUBLIC STREET, PUBLIC ALLEY, YARD OR EXIT COURT. THE UNITS SHALL BE OPENABLE FROM INSIDE TO PROVIDE A FULL CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS.

SCREEN WINDOWS SHALL HAVE A 4.7 SQ. FT. MIN. OPENABLE AREA



THE OPENABLE AREA MUST BE CLEAR AND FREE OF ANY OBSTRUCTIONS (SEE DIAGRAMS) WHEREAS THE WINDOW CANNOT SWING INTO THE REQUIRED OPENABLE AREA.

CIRCULAR PRIDE (SECTIONAL DIAMETER SHALL BE BETWEEN 1-1/4" AND 2") NON-CIRCULAR HANDRAILS SHALL HAVE A PERIMETER DIMENSION BETWEEN 4 AND 6 1/4 INCHES WITH A MAXIMUM CROSS SECTION OF DIMENSION OF 2" IN INCHES AND BE PLACED NOT LESS THAN 1/2" INCHES TRIM OFF ABOUT THE TREAD NOSING AND A MINIMUM OF 1-1/2" BETWEEN HANDRAIL AND ADJACENT WALL SURFACE

CARBON MONOXIDE / SMOKE ALARMS

CARBON MONOXIDE ALARMS

FOR NEW CONSTRUCTION, AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES.

CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING. SHALL BE EQUIPPED WITH A BATTERY BACKUP AND INTERCONNECTED.

SMOKE ALARMS

SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

1. IN EACH SLEEPING ROOM.
2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.

WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTUATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. SMOKE ALARMS SHALL BE PERMANENTLY WITH BATTERY BACKUP AND ALARMS INTERCONNECTED. IN ACCORDANCE WITH SPACE CONDITIONAL, A NOTIFICATION SMOKE ALARMS THAT ARE SOLELY BATTERY POWERED SHALL BE EQUIPPED WITH A 10 YEAR BATTERY AND HAVE A SILENCE FEATURE.

SYMBOL LEGEND

DETAIL
DETAIL REFERENCE
SHEET REFERENCE

EXTERIOR ELEVATION
ELEVATION REFERENCE
SHEET REFERENCE

WINDOW TYPE IDENTIFICATION
REFER TO SHEET A-6.0 FOR DETAILS

DOOR TYPE IDENTIFICATION
REFER TO SHEET A-6.0 FOR DETAILS

DEMOLISH
REFER TO SHEET A-1.0 FOR DETAILS

EXISTING WOOD FRAMED WALL

NEW 2X WOOD FRAMED WALL REFER TO DETAIL NOTES

2 x 4 HYDRAULIC WALL PLASTER REFER TO DETAIL NOTES

FLOOR PLAN KEYNOTES

1. **ATTIC ACCESS**
   ATTIC ACCESS IN CEILING DOWN LADDER, COORDINATE SIZE BY TRUSS LAYOUT. PROVIDE A MINIMUM 30" ACCESS TO ATTIC. REFER TO DETAILS
2. **WOOD FRAMED STAIRS**
   1. COORDINATE MINIMUM 36" EXPANDED NOSING. STAIL NOSING PROVIDE PRECONSTRUCTION OF ALL STAIRS (MAXIMUM SPACING. REFER TO STRUCTURAL FOR CONSTRUCTION DETAILS.
3. **CONDENSER**
   CONDENSER UNIT IN LOCATION SHOWN
4. **DECK**
   WOOD FRAMED DECK, RAISED ABOVE STRUCTURAL FLOOR SYSTEM AS SPECIFICALLY CONTRACTOR PROVIDE A MINIMUM TWO TO PROVIDE ADJACENT OBSERVATIONS CONTROL DOORS FOR EASY ON RE-INSTALL PER MANUFACTURERS SPECIFICATIONS. PROVIDE 2" WIDE DRAINAGE SPACE BETWEEN DECK AND WALL. THE DECK SHALL BE PROTECTED FROM DRAINAGE WITH A MINIMUM OF ALL DRAINS SHALL TERMINATE AT A LOCATION TO AVOID THE WATER FLOW OVER SIDEWALKS. STORM WATER SHALL FLOW AWAY FROM THE BUILDING AND NEAR PLAN ADJACENT PROPERTY, AND SHALL NOT CREATE A NUISANCE
5. DOORBELL WALL AND ELEC. PROVIDE ELECTRICAL
6. 42" H. X 2 X 8, 1 X 4 H. PARALLAM RAILS AND SPINDLES 4" WITH 1X4 PAINT SURROUND
7. OPEN TREAD DOUBLE WIDE WITH APPROVED PERFORATION (NOT CLOSED OPEN NOSING) MAXIMUM SLOT 4 SLOTTED 4 IN. IN DIAMETER AND SPACE 4 INCHES TO 4 FT. APPROX 2 SQUARE FOOT SLOT (SLOT SHALL BE REDUCED IN SIZE FOR SMALL SLOPE IN ACCESSIBILITY)
8. **GUARDRAIL**
   1. 42" HIGH WOOD GUARDRAIL WITH FRONT PANEL
   2. 42" WOOD FRAMED WALL IN OPENING FRONT INTERIOR INTERIOR
   3. 42" WOOD FRAMED WALL IN SLOPED TRANSITION FOR INTERIOR CONDITIONS

VICTOR MANUEL LOCKETT

2244 E. THIRD STREET #204 • LONG BEACH, CA • 90814

MULTI-FAMILY DEVELOPMENT

5081 E. BARRANCA AVENUE • COVINA, CALIFORNIA 91724

REVISIONS

PROJECT NO.

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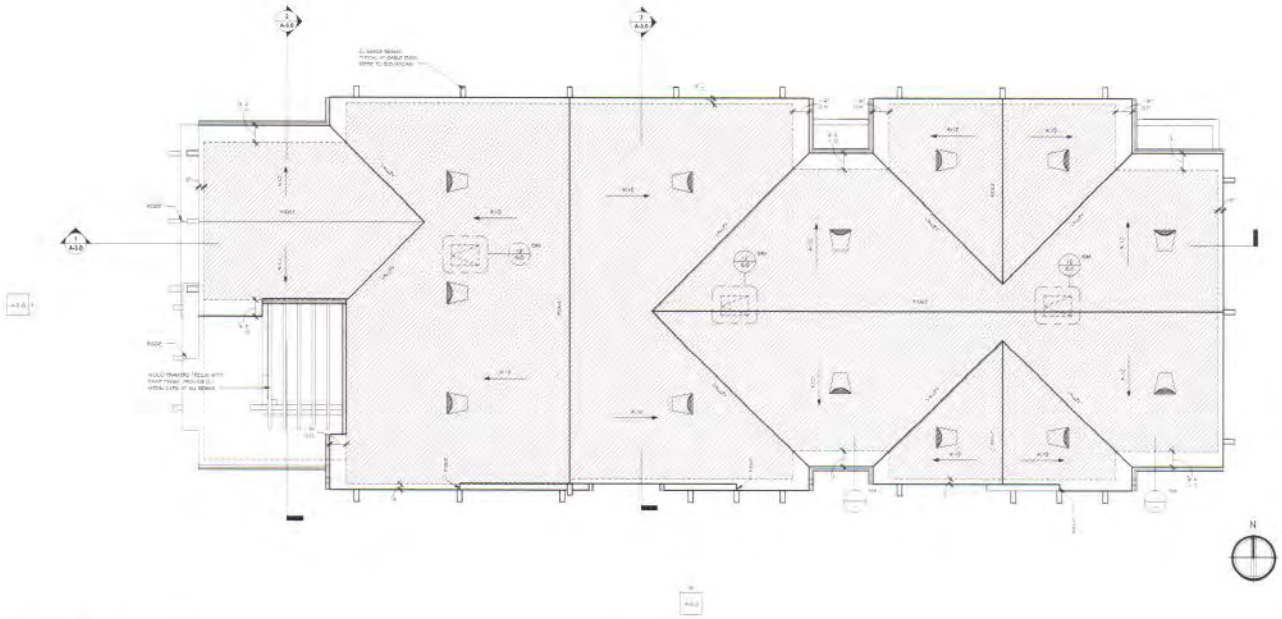

BUILDING A - ROOF PLAN

SCALE

ROOF NOTES

ROOFING:

EAGLE ROOFING PRODUCTS
BUILDER SELECT - SEL-4-RE - (2.7 PSF) APPROX.
CLASS "A" TILE ROOFING - FIXED, LARGER BATTEN
(EC 01-104 - INTERIOR TILE)

ATTIC VENTILATION:

(2,883 SQ.FT. OF ATTIC AREA / 1 / 150 = 19.2 SQ. FT. (2.7 IN SQ.IN.)

SOFFIT VENTILATION PROVIDED BY SUMMIT VENTS 2" LINEAR SOFFIT VENT - 360 SQ. IN. OF VENTILATION PROVIDED AT SUMMIT VENTS. CORNER VENTS SHALL BE 24" FACE ROUND METAL VENT LOUVERS PROVIDING 120 SQ. IN. OF VENTILATION **(14 VENTS REQUIRED)**
MUST PAINT TO MATCH ROOFING COLOR.

SOFFIT VENTILATION PROVIDED BY EAVE VENTS
360 SQ. IN. OF VENTILATION REQUIRED AT EAVE VENTS
MUST VENT SHALL BE 1" OR PROVIDING EQUAL TO 1" OR PROVIDING
(17 VENTS REQUIRED)
MUST PAINT TO MATCH ROOFING COLOR.

EAVE VENTS SHALL BE PROVIDED WITH A CORROSION RESISTANT WIRE MESH WITH 1/4" MIN. TO 1/2" MAX. OPENINGS. A MIN. OF 1" UNOBSTRUCTED MUST BE MAINTAINED BETWEEN THE INSULATION AND THE ROOF SHEATHING AT LOCATIONS OF VENTS.

ALL VENTS SHALL BE COORDINATED TO PROVIDE PROPER CROSS VENTILATION AT ATTIC.

SYMBOL LEGEND

EXTERIOR ELEVATION
ELEVATION REFERENCE
SHEET REFERENCE

DIMENSIONS
FROM GRIDLINE

DIMENSIONS
REFER TO DIMENSIONS ON PLAN

ATTIC AREA

ATTIC ACCESS
(SEE ATTIC ACCESS PROVIDED ON PLAN)

SUMMIT VENTS
HALF ROUND ATTIC VENTS
(TOTAL 14 OR 17 VENTS)

VICTOR MANUEL LOCKETT

2844 E. THIRD STREET #204 • LONG BEACH, CA • 90814

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MULTI-FAMILY DEVELOPMENT

508 S. BARRANCA AVENUE • COVINA, CALIFORNIA 91723

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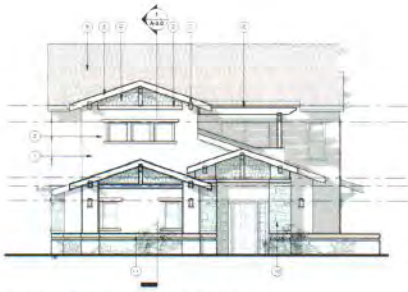


A BUILDING "A" - WEST ELEVATION

B BUILDING "A" - SOUTH ELEVATION

C BUILDING "A" - EAST ELEVATION

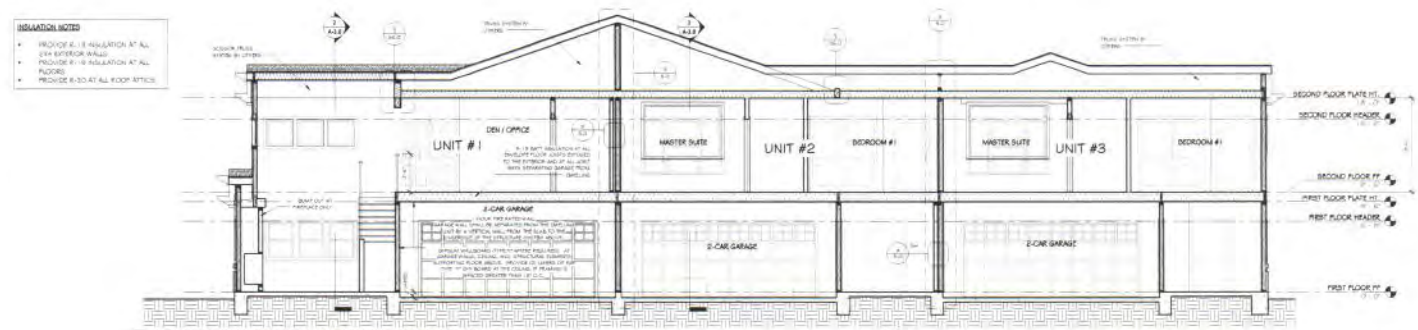
D BUILDING "A" - NORTH ELEVATION

EXTERIOR MATERIALS

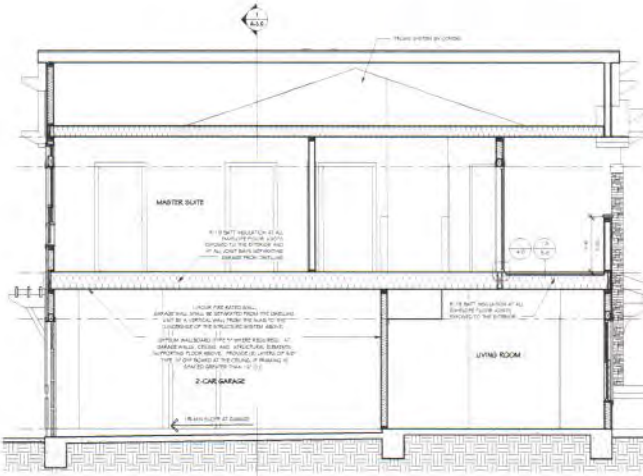
VICTOR MANUEL LOCKETT

MULTI-FAMILY DEVELOPMENT

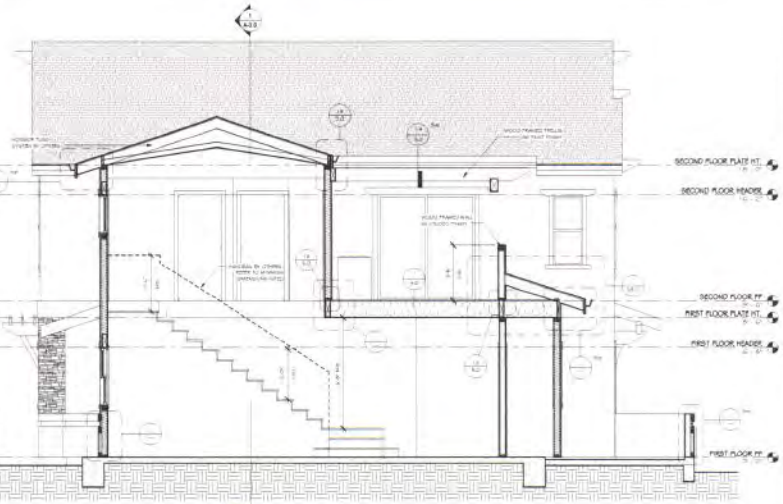
A-2.0



1 LONGITUDINAL SECTION @ BUILDING "A" THROUGH GARAGES



3 TRANSVERSE SECTION AT BUILDING "A" THROUGH GARAGE

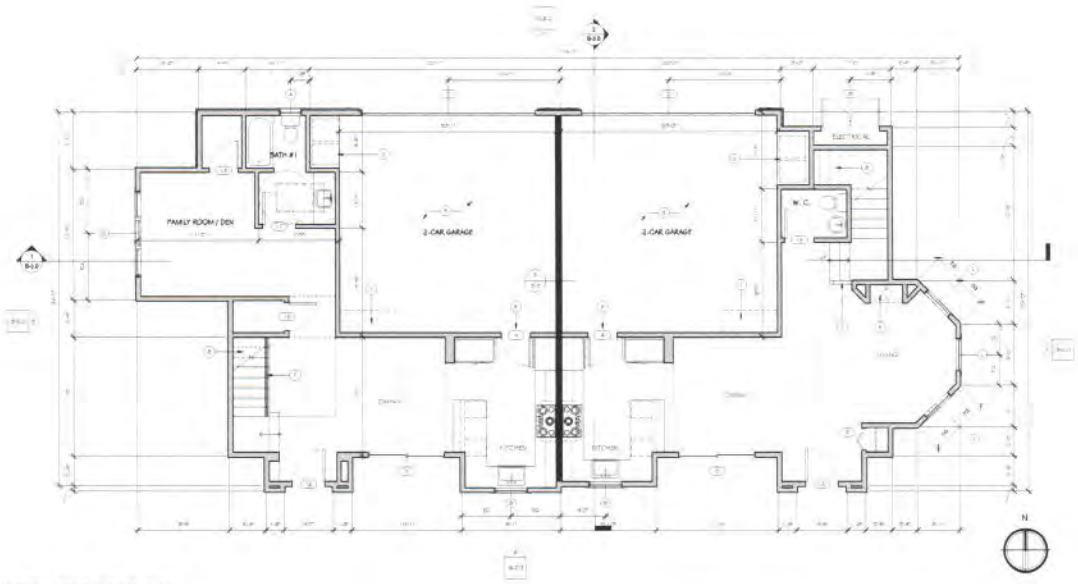


2 TRANSVERSE SECTION AT UNIT 1 LIVING ROOM

VICTOR MANUEL LOCKETT

MULTI-FAMILY DEVELOPMENT

A-3.0



BUILDING B - FIRST FLOOR PLAN

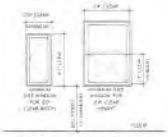
SCALE: 1/4" = 1'-0"

MEANS OF EGRESS

BASEMENTS, & DWELLING UNITS AND EVERY SLEEPING ROOM BELOW THE FOURTH STORY SHALL HAVE AT LEAST ONE OPENABLE WINDOW OR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESCUE WHICH SHALL OPEN DIRECTLY INTO A PUBLIC STREET, PUBLIC ALLEY, YARD OR RIGHT OF WAY. THE UNITS SHALL BE OPENABLE FROM INSIDE TO PROVIDE A FULL CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS.

EMERGENCY ESCAPE & RESCUE OPENINGS

MIN. 5.7 SQ. FT. MIN. OPENABLE AREA



THE OPENABLE AREA MUST BE CLEAR AND FREE OF ANY OBSTRUCTIONS (LIKE CASEMENT WINDOWS). THE WINDOW CLEARED AREA AND THE REQUIRED OPENABLE AREA.

CIRCULAR STEAIRS (SECTIONAL DIAMETER SHALL BE BETWEEN 1'-10" AND 2'-1". NON-CIRCULAR TAPERED STAIRS SHALL HAVE A DIAMETER DIFFERENCE BETWEEN 1 AND 2 IN 12 WITH A MAXIMUM DEPTH OF 7 IN. OF DIAMETER OF 2'-1" IN ACCORDANCE AND BE PLACED NOT LESS THAN 24" NO MORE THAN 34" ABOVE THE STAIRS TREADS AND A MAXIMUM OF 1'-10" BETWEEN HANDRAIL AND ADJACENT WALL SURFACE.

CARBON MONOXIDE / SMOKE ALARMS

CARBON MONOXIDE ALARMS

FOR NEW CONSTRUCTION, AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES.

CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING, SHALL BE EQUIPPED WITH A BATTERY BACKUP AND INTERCONNECTED.

SMOKE ALARMS

SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

1. IN EACH SLEEPING ROOM.
2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH MULTI LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED IN THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.

WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTUATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. SMOKE ALARMS SHALL BE EQUIPPED WITH BATTERY BACKUP AND ALARMS HARDWIRED, IN ACCORDANCE WITH UPDATED CONDITIONAL OCCUPATION PERMIT ALARMS THAT ARE NOT BOTH BATTERY POWERED SHALL BE SUPPLIED WITH A 10-YEAR BATTERY AND HAVE A SILENCE FEATURE.

SYMBOL LEGEND

DETAIL

DETAIL REFERENCE
SHEET REFERENCE

EXTERIOR ELEVATION

ELEVATION REFERENCE
SHEET REFERENCE

WINDOW TYPE NUMBER
REFER TO SHEET A-4.0 (L.U.)

DOOR TYPE NUMBER
REFER TO SHEET A-4.0 (L.U.)

FLOATER
REFER TO FLOATER LIST FIRST

EXISTING WALL

NEW 2-HOUR RATED WALL, REFER TO DETAIL (L.U.)

NEW 1-HOUR RATED WALL, REFER TO DETAIL (L.U.)

FLOOR PLAN KEYNOTES

1. **OVERHEAD GARAGE STORAGE**
   - 1" x 6" x 8' (CEILING STORAGE) WOOD GARAGE STRUCTURE @ 24" O.C.
2. TRUSS TIE WITH WOOD GARAGE STORAGE SHALL HAVE WIRE APPROVED.
3. OVERHEAD LIGHT ON ADJACENT WALL
4. **WOOD FRAMED STAIRS**
   COORDINATE RAILING ELEVATIONS WITH DETAIL NOTED PER U.B. - UNIT CONTRACTOR AT ALL STAIRS UNDERTAKE STAIRS. REFER TO STRUCTURAL FOR CONTRACTOR DETAILS.
5. **FIREPLACE**
   GAS BURNING VENT FREE FIREPLACE.
   LISTED VENT PRODUCTS: SUPERIOR WARDEN SERIES AND SUPERIOR PREFACE CO. (SAN JOSE CA) OR EQUAL.
6. GAS CHANGE / GAS LATERAL TRUNK FITTING SHOULD MODEL / AUTHOR LOCATION FOR MAIN GARAGE DOOR @ FRONTAGE TO DWELLING FROM GARAGE.
7. **RAILING**
   INTERIOR WOOD RAILING IN FIELD PAINT FINISH.
   1. POPULAR BALUSTERS AND POSTS (4 PAINT FINISH)
   2. SHAPE (STANDARD HANDRAIL W/ STRAIT FINISH)

   STAIR RAILING (TOP RAIL ABOVE STAIR TREAD SURFACE) WITH BALUSTERS SPACED AT 3.5IN MAX. CLEAR. OR WALL MOUNTED RAILING (SPACED 6IN). HEIGHT MEASURED VERTICALLY FROM THE TRIANGULAR PORTION FORMED BY THE RAILING, TREAD AND BOTTOM RAIL AT THE OPEN SIDE OF STAIRWAYS SHALL BE NO MORE THAN 30" IN DIAMETER.
8. FIREPLACE - PER CONSTRUCTION AT ALL DWELLING STAIR SPACES.
9. 1-HOUR FIRE RATED CONSTRUCTION GARAGE.
   GARAGE WALL SHALL BE SEPARATED FROM THE DWELLING UNIT BY A VERTICAL WALL FROM THE SLAB TO THE UNDERSIDE OF THE STRUCTURE ABOVE. WITH WALL ARE TYPE XX (SEE ALL ON THE GARAGE SIDE OF WALLS AND UNDERSIDE OF FLOOR SYSTEM ABOVE. REFER TO FINAL AND FLOOR ASSEMBLY DETAILS.

VICTOR MANUEL LOCKETT

3944 E. THIRD STREET #204 • LONG BEACH, CA • 90814

These drawings and specifications, instruments of service, are and shall remain the intellectual property of the designer.

MULTI-FAMILY DEVELOPMENT

308 S. BARRANCA AVENUE • COVINA, CALIFORNIA 91723

DESCRIPTION	
PROJECT NO.	
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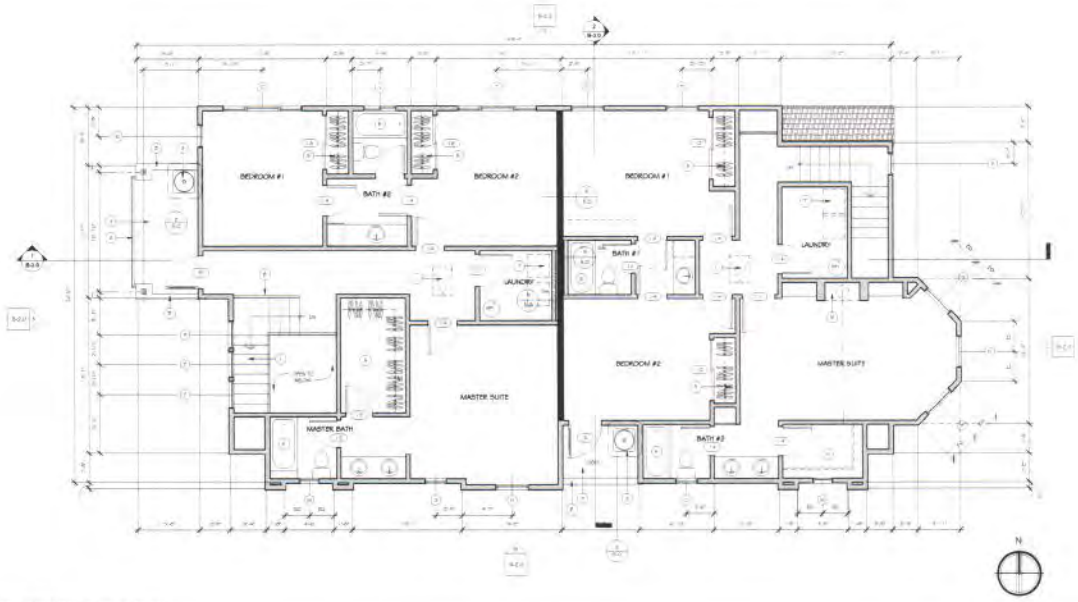


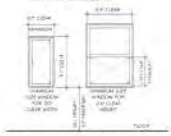
BUILDING B - SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

MEANS OF EGRESS

BASEMENTS IN DWELLING UNITS AND EVERY SLEEPING ROOM BELOW THE FOURTH STORY SHALL HAVE AT LEAST ONE OPENABLE WINDOW OR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE WHICH SHALL OPEN DIRECTLY INTO A PUBLIC STREET, PUBLIC ALLEY, YARD OR SUCH COURT. THE UNITS SHALL BE OPENABLE FROM INSIDE TO PROVIDE A FULL CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS.

EXTERIOR WINDOWS SHALL HAVE A 5.7 SQ. FT. MIN. OPENABLE AREA



THE OPENABLE AREA MUST BE CLEAR AND FREE OF ANY OBSTRUCTIONS OR CABINETS WHEN THE WINDOW CHANGE WHEN MEETS THE REQUIRED OPENABLE AREA.

CIRCULAR CRAWL SECTIONAL DIAMETER SHALL BE BETWEEN 1 - 1/2" AND 2". NON-CIRCULAR CRAWLSPACE WALL HAVE A PERIMETER DIMENSION BETWEEN 4 INCH A HOLE WITH A MAXIMUM CROSS SECTION OF DIMENSION OF 2 - 1/2 INCHES AND BE FLUSH NOT LESS THAN 6" OF MORE THAN 18" ABOVE THE TRIMED GRADE AND A MINIMUM OF 1 - 1/2" BETWEEN FINISHED AND ADJACENT WALL SURFACE.

CARBON MONOXIDE / SMOKE ALARMS

CARBON MONOXIDE ALARMS

FOR NEW CONSTRUCTION, AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES.

CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING, SHALL BE EQUIPPED WITH A BATTERY BACKUP AND INTERCONNECTED.

SMOKE ALARMS

SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

1. IN EACH SLEEPING ROOM.
2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.

WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTUATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. SMOKE ALARMS SHALL BE POWERED WITH BATTERY BACKUP AND ALARMS INTERCONNECTED. IN ACCORDANCE WITH UPDATED CONVENTIONAL CONSTRUCTION SMOKE ALARMS THAT ARE WIRED BATTERY POWERED SHALL BE EQUIPPED WITH A 10 YEAR BATTERY AND TRUE 9 VOLTS POWERED.

SYMBOL LEGEND

FLOOR PLAN KEYNOTES

1. **ATTIC ACCESS**
   ATTIC ACCESS W/ DROP DOWN LADDER. COORDINATE SIZE W/ TRUSS LAYOUT. PROVIDE HARDWARE OR ACCESS TO ALL ATTIC TO DETAILS.
2. **WOOD FRAMED STAIRS**
   COORDINATE STRINGER ELEVATIONS W/ ARCHITECTURAL NOTES. PROVIDE IN CONSTRUCTION AT ALL LOWER LANDINGS OR SPACES. REFER TO STRUCTURAL FOR CONTINUITY DETAILS.
3. **CONDENSER**
   CONDENSING UNITS (SUPPLIER TBD)
4. **DECK**
   WOOD FRAMED DECK, SUPPORT, WALKS ON STRUCTURAL FLOOR SYSTEM W/ WOOD DECKING OVER WATER PROOFING.
   PROVIDE 2 PERIMETER AIR TO WOOD SUBSTRATE
   VERTICAL CONTINUOUS COATING, COATING TOP EDGE OF SIL BEYOND, TIE INTO MEMBRANE, VERIFY LOCATIONS.
   PROVIDE 2% AREA DRAINS TO 2" DRAIN PIPE. DECK DO HAVE A WALL. THE CLOSE CONTRACTOR MUST VERIFY ALL DRAINS FOR POSITIVE DRAINAGE. ALL DRAINS WILL TERMINATE AT A LOCATION TO AVOID ANY WATER FLOW OVER SIDEWALKS. STORM WATER WILL FLOW AWAY FROM THE BUILDING AND AWAY FROM ADJACENT PROPERTY, AND WILL NOT CREATE A NUISANCE.
5. CLOSET WALL AND POST - REFER TO DETAIL NOTES.
6. 2x4 + 1-1/2" x 1-1/2" FIBERGLASS BATT AND HONEYCOMB BATH WALL PANEL SURROUND.
7. DRYER VENT TO OUTSIDE BE WITH APPROVED TERMINATION CAP. CLOTHES DRYER MOISTURE EXHAUST DUCT MUST BE WALL, 4" DIAMETER AND LENGTH IN LIMITED TO 1 - 1/2" WITH 2 ELBOWS. THE DUCT LENGTH SHALL BE REDUCED TO 2.5' FOR EACH ELBOW IN EXCESS OF TWO.
8. **GENERAL**
   - 1/2" MIN WOOD BRACE AT FIELD WALL PANELS.
   - 1/2" WOOD PANEL STAMP BY OTHERS (FINISH EXTERIOR - ALTERNATE
   - 1/2" WOOD PANEL STAMP BY OTHERS (FINISH BOTH SIDES OF EXTERIOR CONDITION).

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MULTI-FAMILY DEVELOPMENT

106 E. SARAGOSA AVENUE • CORONA, CALIFORNIA 91720

PROJECT NO.: 19-104.A

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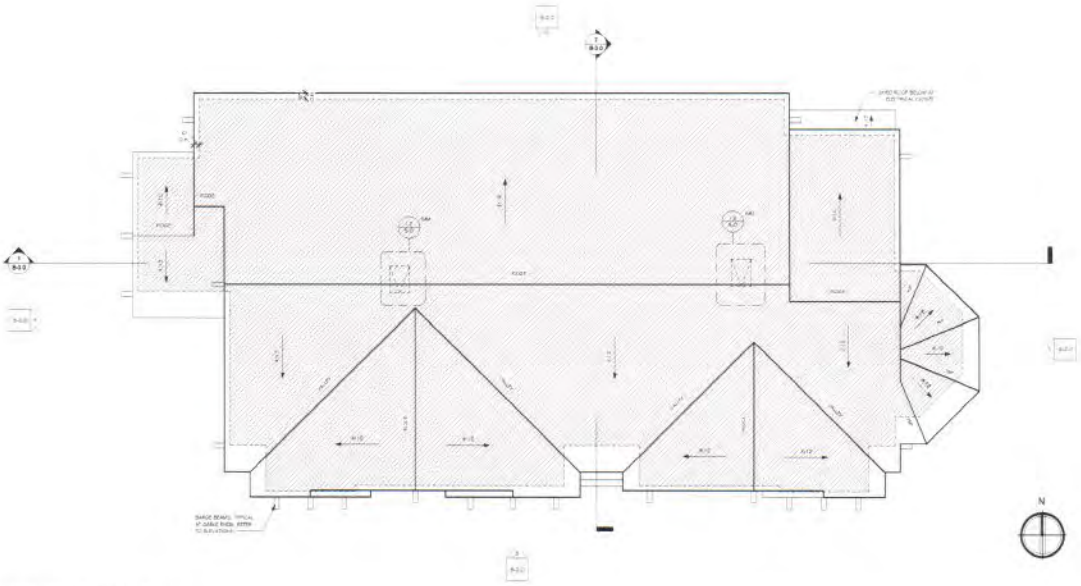

BUILDING B - ROOF PLAN

SCALE: 1/8" = 1'-0"

ROOF NOTES

ROOFING:

[illegible]

ATTIC VENTILATION:

[illegible]

SYMBOL LEGEND

[illegible]

MULTI-FAMILY DEVELOPMENT

608 S. BARRANCA AVENUE • COVINA, CALIFORNIA 91723

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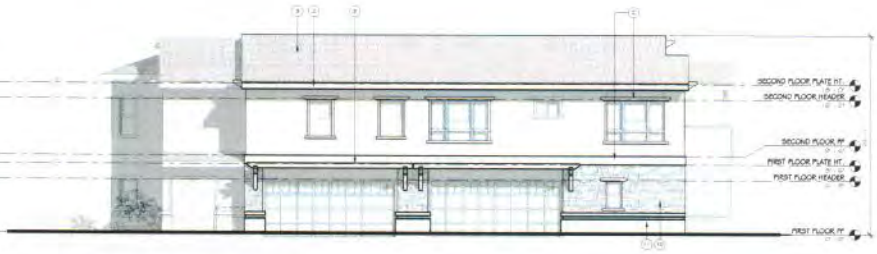
A BUILDING "B" - WEST ELEVATION
SCALE: 3/16" = 1'-0"

B BUILDING "B" - SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

C BUILDING "B" - EAST ELEVATION
SCALE: 3/16" = 1'-0"



D BUILDING "B" - NORTH ELEVATION
SCALE: 3/16" = 1'-0"

EXTERIOR MATERIALS

1. STUCCO EXTERIOR (2 COAT)
2. 2X WOOD TRIM (W/ PAINT FINISH)
3. WOOD FASCIA (W/ PAINT FINISH)
4. WOOD CORBELS (W/ PAINT FINISH)
5. WOOD FRAMED WINDOWS (W/ STUCCO FINISH FLOW TOP OF WALL TO ADHERE DRAINAGE SLOPE)
6. FASCIA SHINGLE HOUSE (W/ PAINT FINISH)
7. RAFTER TAIL (W/ PAINT FINISH)
8. TRELLIS
   (2) WOOD (W/ PAINT FINISH)
   COLOR: SLOW EMERALD, MOHAWK (MOHAWK 0922-1)
9. EAGLE ROOFING PRODUCTS
   EAGLE CITY - RED, GRAY
   CLAYE W/ TILE ROOFING (MOHAWK CANYON TRUNK)
   COLOR: RAW / MEDIUM BLEND
10. STONE VENEER (STYLE)
11. WOOD FRAMED FLOOR DECKS
12. 42" HIGH TUBE (1.125) METAL RAILING

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MULTI-FAMILY DEVELOPMENT
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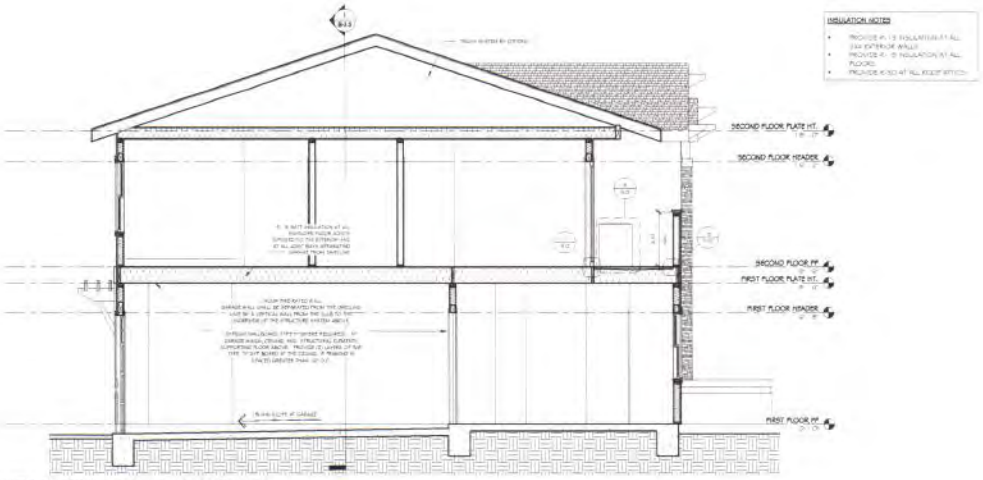
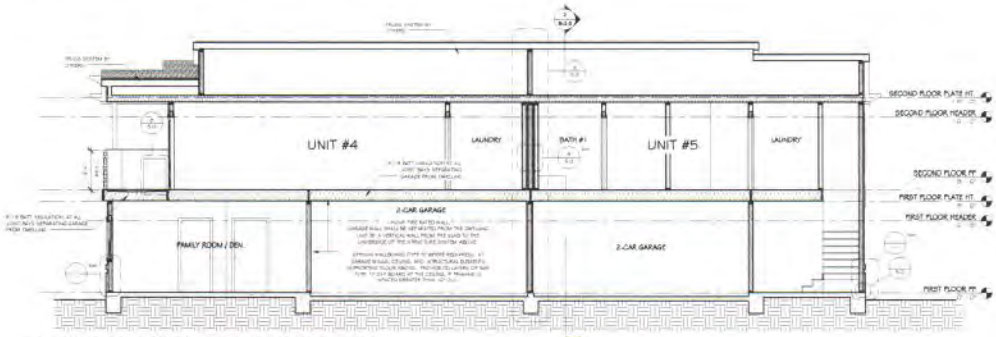


2 TRANSVERSE SECTION @ BUILDING "B" GARAGE



1 LONGITUDINAL SECTION @ BUILDING "B" GARAGES

VICTOR MANUEL LOCKETT

MULTI-FAMILY DEVELOPMENT

B-3.0

WEATHER RESITIVE BARRIER (WRB) APPLIED PRIOR TO THE WINDOW INSTALLATION.
FLASHING APPLIED BEHIND THE MOUNTING FLANGE.

STEPS

1. IN WATER SHEDDING FASHION, STARTING AT THE BASE OF THE WALL & WORKING TOWARDS THE TOP, INSTALL THE WRB TO THE FACE OF THE SHEATHING
2. APPLY SILL FLASHING
3. APPLY JAMB FLASHING
4. APPLY BEAD OF SEALANT AROUND THE PERIMETER OF THE BACK SIDE (INTERIOR SURFACE) OF WINDOW MOUNTING FLANGE
5. WINDOW TEST INSTALL WINDOW USING PAN HEAD SCREWS TO FACILITATE INSPECTION
6. APPLY BEAD OF SEALANT ACROSS THE FACE OF MOUNTING FLANGE AT HEAD
7. APPLY HEAD FLASHING
8. REMOVE PREVIOUSLY APPLIED TAPE, ALLOWING WRB TO LAY FLAT OVER HEAD FLASHING. APPLY NEW SHEATHING TAPE OVER DIAGONAL CUT - SEE DIAGRAM.

SECTION A
THROUGH WINDOW JAMB

SEALANT BEAD BETWEEN MOUNTING FLANGE AND FLASHING.

AFTER INSTALLATION
SEAL ALL CORNERS OF MECHANICALLY JOINED FRAMES TO SEAL FRAME SEAM JUNCTURE.

4. APPLY A 1/4" NOM. DIA. BEAD OF SEALANT TO THE BACKSIDE (INTERIOR) OF THE MOUNTING FLANGE AROUND THE ENTIRE PERIMETER. PLACE BEAD IN LINE WITH ANY PRE-PUNCHED HOLES OR SLOTS.

FLASHING AT HEAD EXTENDS 1" BEYOND JAMB FLASHING.

SECURE WRB @ HEAD

7. HEAD FLASHING
APPLY A CONT SEAL ALONG MOUNTING FLANGE AT THE HEAD. FLASHING GOES OVER MOUNTING FLANGE. EMBED BOTTOM OF HEAD FLASHING AGAINST SEALANT (FLASHING GOES OVER SEALANT). EXTEND HEAD FLASHING BEYOND EACH JAMB FLASHING. FASTEN IN PLACE.

3. JAMB FLASHING
EXTEND JAMB FLASHING TO OVERLAP SILL FLASHING. EXTEND JAMB FLASHING 6 1/4" (150MM) ABOVE ROUGH OPENING AT HEAD. APPLY TAPE AT CORNERS TO TEMPORARILY HOLD FLASHING IN PLACE UNTIL WRB IS APPLIED.

SILL FLASHING

SHIM AND ADJUST WINDOW TO ACHIEVE SQUARE PLUMB, AND LEVEL CONDITION. USE CORROSION RESISTANT FASTENERS. FASTEN WINDOWS PER WINDOW MANUFACTURER FASTENER SPECIFICATIONS

1. WEATHER RESISTANT BARRIER (WRB)
AT A 45 DEGREE ANGLE CAREFULLY CUT THE BARRIER ON A DIAGONAL. GENTLY PAUSE THE TOP EDGE OF THE BARRIER UP AND TAPE THE TOP CORNERS AND CENTER TO THE EXTERIOR WRB SURFACE ABOVE.

SEALANT

INTERIOR VIEW
TOP LEFT CORNER OF WINDOW

DOOR SCHEDULE

NO.	WIDTH	HEIGHT	STYLE	COMMENTS
1	9' 0"	8' 0"	HINGED PANEL EXTERIOR	(4) TEMPERED GLASS SIDELIGHTS (9' TOTAL WIDTH)
2	16' 0"	7' 0"	OVERHEAD SECTIONAL	REMOTE OPERATED
3	3' 0"	6' 8"	SLIDER	TEMPERED GLAZING
4	2' 0"	6' 8"	HINGED PANEL	TIGHT FITTING SELF CLOSING (LOCKING)
5	2' 0"	6' 8"	BI-FOLD	
6	8' 0"	6' 8"	BI-FOLD (4-PANEL)	
7	6' 0"	6' 8"	BYPASS	
8	3' 0"	6' 8"	DOUBLE HINGED PANEL	METAL DOOR (8 MM - 0.315") (1" VENTILATION)
9	3' 0"	6' 8"	HINGED PANEL EXTERIOR	GLASS DOOR TEMPERED GLAZING
10	3' 0"	6' 8"	BYPASS	
11	3' 0"	6' 8"	HINGED PANEL INTERIOR	PRIVACY LOCKSET
12	2' 0"	6' 8"	HINGED PANEL INTERIOR	PASS THROUGH
13	2' 0"	6' 8"	HINGED PANEL INTERIOR	PASS THROUGH
14	2' 0"	6' 8"	HINGED PANEL INTERIOR	PRIVACY LOCKSET
15	10' 0"	6' 8"	SLIDER	GLASS DOOR TEMPERED GLAZING
16	3' 0"	6' 8"	HINGED PANEL	
17	2' 0"	6' 8"	HINGED PANEL	
18	3' 0"	6' 8"	BYPASS	
19	2' 0"	6' 8"	HINGED PANEL INTERIOR	

WINDOW SCHEDULE

NO.	SIZE WIDTH	SIZE HEIGHT	STYLE	GLAZING	MATERIAL	COLOR	COMMENTS
A	2' 0"	3' 0"	SINGLE HUNG		VINYL	TAN	
B	2' 0"	4' 0"	SINGLE HUNG	TEMPERED	VINYL	TAN	
C	7' 0"	3' 0"	SINGLE HUNG DOUBLE RH COMBO		VINYL	TAN	
D	7' 0"	3' 0"	SINGLE HUNG DOUBLE RH COMBO		VINYL	TAN	
E	2' 0"	3' 0"	SINGLE HUNG		VINYL	TAN	
F	4' 0"	4' 0"	FIXED	TEMPERED	VINYL	TAN	
G	2' 0"	4' 0"	SINGLE HUNG		VINYL	TAN	
H	3' 0"	4' 0"	SINGLE HUNG		VINYL	TAN	
I	3' 0"	2' 0"	SLIDER	TEMPERED	VINYL	TAN	X WIDE HEADER SILL @ 10' 0" AFF
J	3' 0"	3' 0"	SINGLE HUNG		VINYL	TAN	
K	3' 0"	3' 6"	SINGLE HUNG		VINYL	TAN	
M	2' 0"	1' 10"	SINGLE HUNG		VINYL	TAN	
N	3' 0"	3' 0"	SINGLE HUNG		VINYL	TAN	
O	2' 0"	4' 0"	SINGLE HUNG		VINYL	TAN	

* ALL WINDOWS ARE REQUIRED TO HAVE A U-FACTOR OF 0.65 AND A SHGC OF 0.25. REFER TO DETAIL 4 HEREIN FOR ADDITIONAL INFORMATION AND DETAILS.

GENERAL NOTES

1. ALL GLAZING AT DOORS (TYP.ALL BE DUAL PANE AT EXTERIOR LOCATIONS ONLY)
2. ALL WINDOW TO BE MANUFACTURED BY LEGACY UNLESS OTHERWISE NOTED
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]
7. [illegible]
8. [illegible]
9. ALL DOORS TO BE PRE-HUNG TO FACILITATE FRAME INSTALLATION PRIOR TO DRYWALL FOR DETAILED SPECIFICATIONS

6 TRIM DETAIL AT JAMB
SCALE: 1 1/2" = 1'-0"

4 WINDOW FLASHING DETAIL
SCALE: 1 1/2" = 1'-0"

5 TIM DETAIL AT HEADER
SCALE: 1 1/2" = 1'-0"

3 WARDROBE DOOR SILL
SCALE: 3" = 1'-0"

2 DOOR SILL @ SLAB
SCALE: 3" = 1'-0"

1 THRESHOLD @ WOOD DECK
SCALE: 1 1/2" = 1'-0"

VICTOR MANUEL LOCKETT
[illegible] THIRD STREET #[illegible] • LONG BEACH, CA • [illegible]

MULTI-FAMILY DEVELOPMENT
[illegible] DARRANCA AVENUE • [illegible], CALIFORNIA [illegible]

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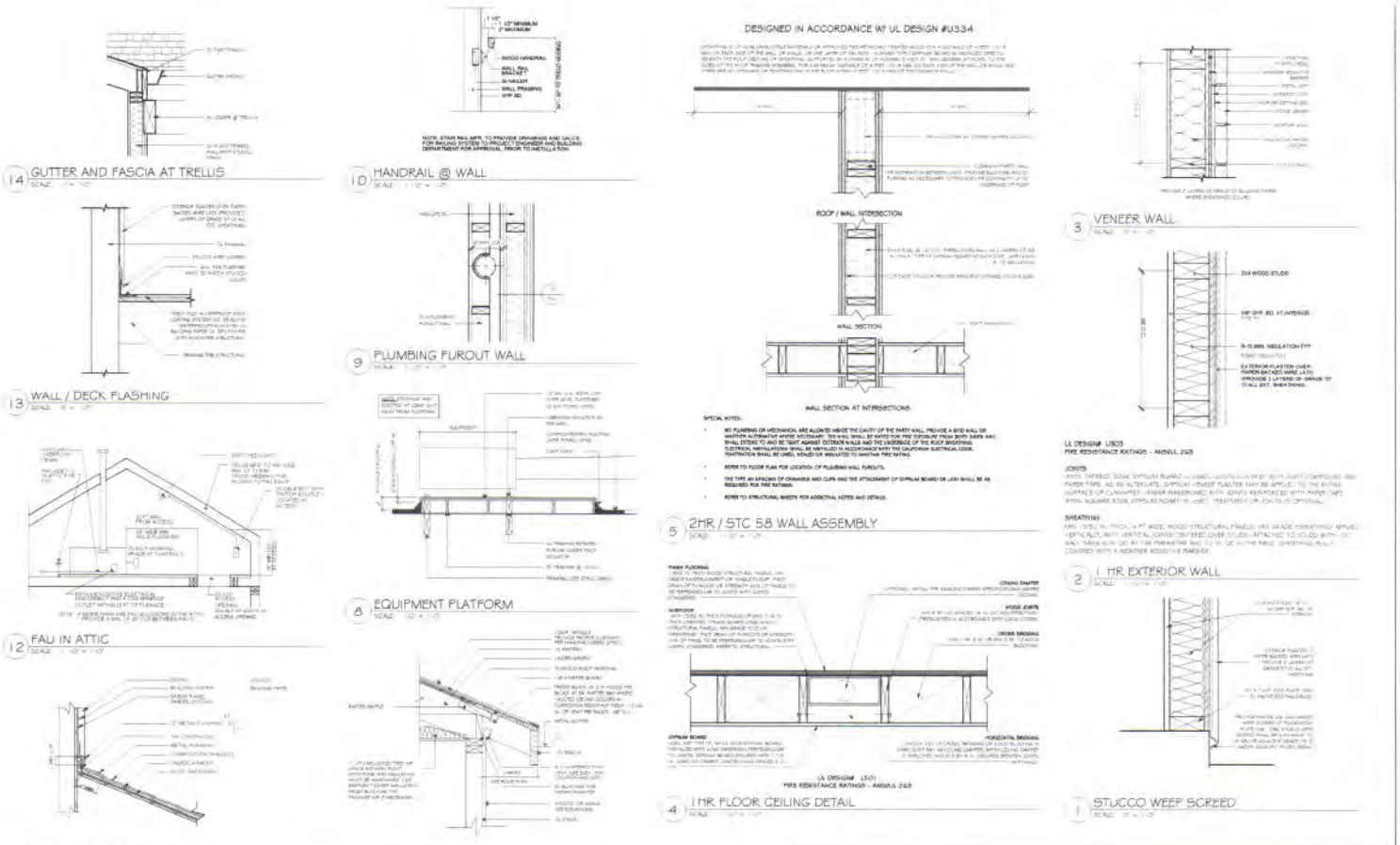

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MULTI-FAMILY DEVELOPMENT

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PLANT LIST/LEGEND

TREES:

ALIAS	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE	COMMENTS	WUCOLS L	WUCOLS M
Lag.ebt.	Lagunaria patersonii	Primrose Tree	4	24"-Box	Std.	x	
Lep.DS.	Leptospermum 'Dark Shadows'	Dark Shadows Tea Tree	5	24"-Box	Std.	x	
Tec.sto	Tecoma stans	Trumpet Bush	2	15-Gal	Multi-trunk	x	

SHRUBS

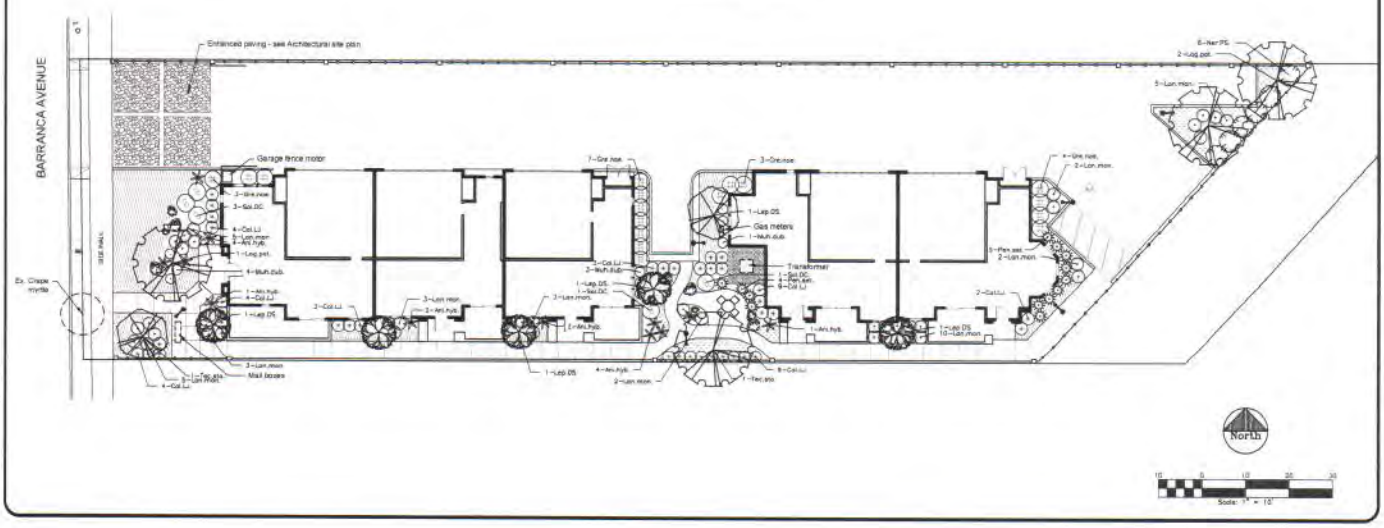
ALIAS	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE	COMMENTS	WUCOLS L	WUCOLS M
Ani.hyb.	Anigozanthos 'Bloodroot'	Bloodroot Kangaroo Paw	12	5-Gal	Red blooms	x	
Cal.LJ.	Callistemon viminalis 'Little John'	Little John Bottlebrush	38	5-Gal		x	
Gre.noe.	Grevillea 'Noelii'	Noel grevillea	17	5-Gal		x	
Lon.mon.	Lonicera montevidensis & 'Spreading White'	Trailing Honeysuckle	45	5-Gal	Mix 50/50	x	
Muh.dub.	Muhlenbergia dubia	Mexican Deer Grass	18	5-Gal		x	
Ner.PS.	Nerium oleander 'Petite Salmon'	Dwarf oleander	8	5-Gal		x	
Pen.set.	Pennisetum setaceum 'Rubrum'	Purple Fountain Grass	13	5-Gal		x	
Sal.SC.	Salvia 'Santa's Choice'	Santa's Choice Sage	5	5-Gal		x	

GROUND COVERS:

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS	WUCOLS L	WUCOLS M
	Dymondia margaretae	Silver carpet	Flats	Plant at 12" o.c.	x	
	Thymus praecox 'Arcadia'	Creeping Thyme	Flats	Plant at 12" o.c.	x	
	Gravel mulch		<2/4"	See detail on sheet LP-2		

NOTES:

1. For planting details and specifications see sheet LP-2.
2. Quantities shown on plant list are to be verified by Contractor.
3. Any trees planted within five feet of curbs or paving shall be installed in a root barrier per detail.



REVISIONS BY

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LANDSCAPE PLANTING PLAN

PROJECT: 6-UNIT MULTI-FAMILY DEVELOPMENT

OWNER: 306 S. BARRANCA AVE., CONNA 91723

DEVELOPER: MT CONSTRUCTION
820 Arrow Highway, La Verne 91750
(909) 599-4282

SCALE: 1"=10'

DATE: 10/17/2016

SHEET: LP-1

CONCEPTUAL GRADING & DRAINAGE PLAN

SCALE: 1"=10'-0"

NORTH

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS:

THE EXISTENCE AND APPROXIMATE LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE DETERMINED BY A SEARCH OF THE AVAILABLE PUBLIC RECORDS TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UNDERGROUND UTILITIES OR STRUCTURES EXCEPT AS SHOWN. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES SHOWN AND ANY OTHER UTILITIES OR STRUCTURES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

ESTIMATED PROJECT START DATE: 08/01/14
ESTIMATED COMPLETION DATE: 06/01/15

GENERAL NOTES

A. SUPERVISION OF CONSTRUCTION SHOWN ON THIS PLAN, INCLUDING GRADES, EARTHWORK OPERATION, PAVING AND DRAINAGE FACILITIES, WILL BE PERFORMED BY _____. A COPY OF THE GRADING PERMIT AND THE APPROVED GRADING PLAN SHALL BE MAINTAINED AT THE SITE AT ALL TIMES WHEN WORK IS IN PROGRESS.

B. PROVISIONS SHALL BE MADE FOR CONTRIBUTORY DRAINAGE AT ALL TIMES.

C. THE SOILS ENGINEER SHALL OBSERVE, INSPECT AND TEST ALL EARTHWORK OPERATIONS INCLUDING, BUT NOT LIMITED TO, CLEARING AND GRUBBING, SUBGRADE PREPARATION, STRUCTURAL AND TRENCH EXCAVATION AND BACKFILL, AND PLACEMENT AND COMPACTION OF FILL.

D. AFTER COMPLETION OF THE GRADING OPERATION, AND PRIOR TO REQUEST FOR FINAL INSPECTION THE SOILS ENGINEER SHALL SUBMIT TO THE UNDERSIGNED REGISTERED CIVIL ENGINEER A COPY OF DENSITY REPORTS, TOGETHER WITH HIS WRITTEN VERIFICATION THAT THE COMPLETED WORK CONFORMS TO THE INTENT OF THE PLANS, SPECIFICATIONS AND SOILS REPORT RECOMMENDATIONS.

E. ALL FILL SLOPE FACES SHALL BE COMPACTED. IF THE SLOPE IS TO BE LANDSCAPED, THE SURFACE SIX INCHES MAY BE LEFT UNCOMPACTED FOR THE PLACEMENT OF SOIL.

F. CONTRACTOR SHALL PROVIDE PROTECTIVE MEASURES AND TEMPORARY DRAINAGE AND DESILTING FACILITIES TO PROTECT NEIGHBORING PROPERTIES FROM STORM WATERS ORIGINATING ON OR DIVERTED FROM CONSTRUCTION SITE.

G. GRADE SHEETS FOR ALL CONCRETE CURB AND GUTTERS, CURBS, "V" GUTTERS, SLABS, STORM DRAINS AND SEWERS SHALL BE PREPARED BY THE UNDERSIGNED ENGINEER. COPIES OF THE GRADE SHEETS SHALL BE MAINTAINED AT THE JOB SITE FOR THE CITY ENGINEER'S REVIEW.

H. GRADE STAKES SHALL BE SET AT 25'O. INTERVALS FOR ALL "V" GUTTERS, CURB AND GUTTER, AND DRAINAGE SYSTEMS WITH FLOW LINE SLOPES OF LESS THAN 0.4%. CONTRACTOR SHALL PROVIDE GRADE SHEETS TO CITY ENGINEER'S OFFICE FOR ACCEPTANCE 48 HOURS PRIOR TO POURING CONCRETE.

I. EXISTING CONTOURS AND OTHER EXISTING TOPOGRAPHIC FEATURES ARE A TRUE REPRESENTATION OF SITE CONDITION ON _____ BY _____ PROVIDED BY _____.

J. THE CONTRACTOR SHALL KEEP ALL ADJACENT STREETS AND HAUL ROUTES CLEAN OF DIRT AND DEBRIS ORIGINATING FROM THE CONSTRUCTION SITE OR RESULTING FROM THE PROJECT WORK.

K. ADEQUATE DUST CONTROL WILL BE RESPONSIBLY FOR MAINTAINING LOW LEVELS OF NOISE AND DUST.

L. THE CONTRACTOR SHALL SECURE ALL NECESSARY EXCAVATION AND CONSTRUCTION PERMITS FROM THE CITY OF COVINA FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY AND ASSOCIATED EASEMENTS.

M. RETAINING WALLS REQUIRE A SEPARATE BUILDING PERMIT.

N. SEPARATE PLANS FOR TEMPORARY DRAINAGE AND EROSION CONTROL MEASURES TO BE USED DURING THE RAINY SEASON MUST BE SUBMITTED TO AND ACCEPTED BY THE CITY OF COVINA PRIOR TO OCTOBER 1. THE EROSION CONTROL DEVICES SHOWN ON SAID PLANS MUST BE INSTALLED BY NOT LATER THAN NOVEMBER 1 AND MAINTAINED IN OPERABLE CONDITION UNTIL APRIL 15.

O. ANY MODIFICATIONS OF OR CHANGES TO THIS PLAN MUST BE APPROVED BY THE CITY ENGINEER PRIOR TO THE INSTITUTION OF SUCH MODIFICATION OR CHANGE.

P. THE UNDERSIGNED REGISTERED CIVIL ENGINEER CERTIFIES THAT HIS PLAN WAS PREPARED UNDER HIS SUPERVISION AND THAT THE PLAN DOES COMPLY WITH CITY OF COVINA ORDINANCES AND WILL, UPON COMPLETION OF PROJECT AND PRIOR TO REQUEST FOR FINAL ACCEPTANCE, SUBMIT TO THE CITY ENGINEER WRITTEN VERIFICATION THAT THE COMPLETED WORK DOES CONFORM TO THIS PLAN.

EASEMENT NOTES:

(2) EASEMENT FOR FLOOD CONTROL AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 18863, PAGE 383 OF OFFICIAL RECORDS.

(5) EASEMENT FOR ROAD AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 18863, PAGE 383 OF OFFICIAL RECORDS (EASEMENT SHOWN IN NATURE, NOT PLOTTED)

(7) EASEMENT FOR ELECTRIC LINE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED FEBRUARY 13, 1963 AS INSTRUMENT NO. 2428 OF OFFICIAL RECORDS.

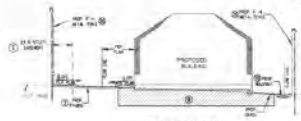
(8) EASEMENT FOR PUBLIC ROAD AND HIGHWAY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JANUARY 16, 1963 AS INSTRUMENT NO. 1023 OF OFFICIAL RECORDS.

CONSTRUCTION NOTES:

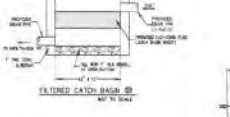
(1) REMOVE EX. DRIVEWAY APPROACH.
(2) CONSTRUCT NEW DRIVEWAY APPROACH PER CITY STD. 2L.
(3) CONSTRUCT 6" THICK MIN. CONCRETE DRIVEWAY (REINFORCED WITH WWM) MEETS MIN. WITH PENETRATIONS.
(4) CONSTRUCT 12"x12" CATCH BASIN (NON-TRAFFIC GRATE).
(5) CONSTRUCT 6' HT. BLOCK WALL PER SEPARATE PERMIT.
(6) CONSTRUCT 3' HT. BLOCK GARDEN WALL PER ARCHITECTURAL PLAN.
(7) CONSTRUCT 1'-0" PARKWAY DRAIN PER SPPWC STD. 154-2.
(8) UNDERGRADE TO A DEPTH OF AT LEAST 3' BELOW EXISTING GRADE OR 1 FOOT BELOW PROPOSED FOOTING BOTTOM, WHICHEVER IS DEEPER. THE REMOVAL SHOULD BE EXTENDED AT LEAST 3' HORIZONTALLY BEYOND THE PERIMETERS OF THE BUILDINGS OR TO THE PROPERTY LINE.
(9) CONSTRUCT 1-4" PVC SCH. 40 DRAIN PIPE WITH 0.25 SLOPE MIN.
(10) CONSTRUCT SEWER CLEANOUT PER SEPARATE PERMIT.
(11) CONSTRUCT 6" MIN SEWER LATERAL CONNECTION TO EX. SEWER MAIN PER SEPARATE PERMIT.
(12) CONSTRUCT 4" MIN HOUSE SEWER LATERAL PER SEPARATE PERMIT.
(13) CONSTRUCT 6" AREA DRAIN INLET.
(14) CONSTRUCT 15.0'(W) x 44.0'(L) x 5.0'(D) UNDERGROUND INFILTRATION TRENCH OR EQUIVALENT PER DETAIL HEREON.
(15) CONSTRUCT 1-4" PVC SCH. 40 DRAIN PIPE WITH 0.25 SLOPE MIN.
(16) CONSTRUCT CONC. WALKWAY.
(17) REMOVE AND REPLACE ANY BROKEN CONC. SIDEWALK, CURB & GUTTER ADJACENT TO SUBJECT PROPERTY.
(18) CONSTRUCT 12"x12" CATCH BASIN (NON-TRAFFIC GRATE).
(19) CONSTRUCT 1-4" PVC SCH. 40 DRAIN PIPE FOR OVERFLOW PURPOSES.
(20) CONSTRUCT PERFORATION CONNECTIONS TO DRAINAGE PIPES OR FLOW LINE.
(21) CONSTRUCT 1-4" PVC SCH. 40 DRAIN PIPE WITH 1.00 SLOPE MIN.
(22) CONSTRUCT 12"x12" CATCH BASIN (NON-TRAFFIC GRATE) EQUIPPED WITH FILTRATION SYSTEM BY FLOGARD PLUS CATCH BASIN INSERTS, MODEL FLP-12-18 OR EQUIVALENT, PER DETAILS SHOWN HEREON.
(23) CONSTRUCT 15.0'(W) x 15.0'(L) x 5.0'(D) UNDERGROUND INFILTRATION TRENCH OR EQUIVALENT PER DETAIL HEREON.
(24) CONSTRUCT 1-4" PVC SCH. 40 DRAIN PIPE WITH 0.25 SLOPE MIN.
(25) CONSTRUCT JUNCTION STRUCTURE PER SPPWC STD. 320-1.
(26) CONSTRUCT 6' HT. PRE-FABRICATED METAL FENCE PER ARCHITECTURAL PLAN.

* FOR SEPARATE PERMIT AND PLAN.

SECTION A-A
NOT TO SCALE

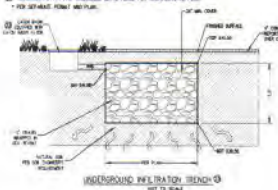


SECTION B-B
NOT TO SCALE

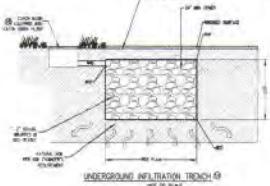


FILTERED CATCH BASIN (22)
NOT TO SCALE

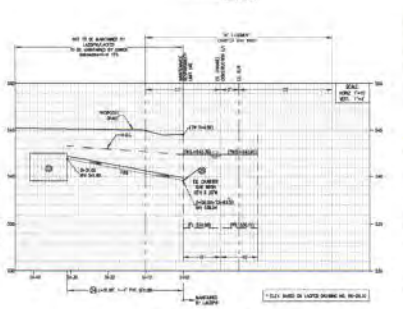
VICINITY MAP
N.T.S.



UNDERGROUND INFILTRATION TRENCH (14)
NOT TO SCALE



UNDERGROUND INFILTRATION TRENCH (23)
NOT TO SCALE



SD PROFILE VIEW STA.72+63.53
CONSTRUCTION PERMIT

LEGAL DESCRIPTION

A PORTION OF LOT 19 OF TRACT NO. 3651 IN THE CITY OF COVINA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 73, PAGE 152 OF MAPS, FILED IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.

APN: 8446-013-003

SURVEY BASIS

COUNTY BENCHMARK NUMBER
CORNA MON 41 MEG, 0.97' DN (1.51' LP) BCN 101
N.R. CT @ W.C. CSR (MIDDLE CT & BARRANCA AVE MID)
Elev. 1.51' (NAVD 88, 2006)

SURVEY CONDUCTED BY A. TRESWELL, LS 8088 ON 05/27/2009
MANAGED BY HANK JONG.

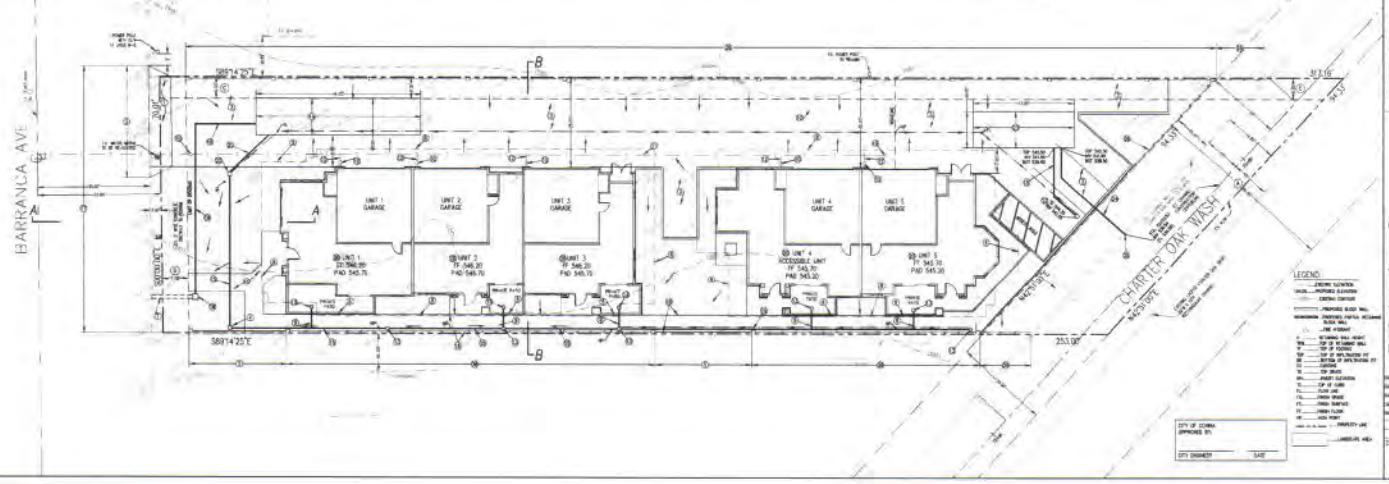
BASIS OF BEARING

BEARINGS ARE BASED ON THE CENTERLINE OF S. BARRANCA AVE BEING SOUTH 89°45'12" EAST

EARTHWORK

CUT..... 100 CY
FILL..... 100 CY
OVER-EXCAVATION & RECOMPACTION ..... 1000 CY

SPECIAL NOTE:
THE QUANTITIES SHOWN HEREON ARE FOR PERMIT AND BONDING PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY QUANTITIES PRIOR TO START OF GRADING.



PROJECT LOCATION:
APN: 8446-012-003
5-UNIT APARTMENT
308 S. BARRANCA AVE.
COVINA, CA 91723

PREPARED FOR:
WF CONSTRUCTION INC.
620 ARROW HIGHWAY
LA VERNE, CA 91753
TEL: 626-644-4426

EGL Associates, Inc.
1180 GOLDENROD ROAD, UNIT A
ESCALON, CA 95320
(209) 838-7272 FAX
E.M.A.IL: egl@egl-inc.com

DRAWING C-1

EXHIBIT E

RESOLUTION NO. 2016-033 PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COVINA, CALIFORNIA SITE PLAN REVIEW (SPR 16-003) TO CONSTRUCT TWO NEW APARTMENT BUILDINGS WITH A TOTAL OF FIVE APARTMENT UNITS ON AN EXISTING LOT WITHIN THE RD-3000 RESIDENTIAL MULTI-FAMILY ZONE LOCATED AT 308 SOUTH BARRANCA AVENUELOCATED AT 144 W. BADILLO STREET (APN: 8446-012-003)

WHEREAS, Victor Lockett, the Applicant has filed an application for approval of Site Plan Review (SPR 16-003) to construct two apartment buildings for five units on an existing lot located at 308 South Barranca Avenue, located at 144 W. Badillo Street, Covina, California, 91723; and

WHEREAS, on October 11, 2016, the Planning Commission conducted a duly noticed public hearing, at which time oral and written evidence along with a written recommendation from the Planning Division was presented to the Planning Commission. The Planning Commission concluded said hearing on that date.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF COVINA, CALIFORNIA DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The foregoing recitals are true and correct and are incorporated herein and made an operative part of this Resolution.

SECTION 2. Based upon the entire record made available at the November 22, 2016 public hearing, the staff report, the oral presentation, and related documents submitted to the Planning Commission prior to and at the public hearing, the Planning Commission hereby finds and determines as follows:

a. Site Plan Review

1. All provisions of this title are complied with;

   Findings of Fact: The proposed development is recommended for approval to the Planning Commission after a thorough review of the project's compliance with the Covina Municipal Code, Covina General Plan, and the Covina Design Guidelines. The attached conditions of approval require review for compliance with other codes including but not limited to the city's building code.

2. The following are so arranged that traffic congestion is avoided, pedestrian and vehicular safety and welfare are protected, and there will be no adverse effect on surrounding property:

Findings of Fact: The project would not alter the right-of-ways, or cause a significant traffic-related impact. Adequate provisions for safe pedestrian and vehicular circulations are incorporated into the project's design as described in the staff report.

3. The project design conforms to the general plan, the design guidelines, transportation demand management regulations, and any specific plans or guidelines which may be applicable to the project;

   Findings of Fact: The project complies with all the applicable regulations as described in the staff report. The General Plan designation of Medium Density Residential (MDR) for the property allows for apartments and the maximum allowable density of 11.4 du/ac proposed for the project. No specific plans, and transportation demand management regulations are applicable for this project.

4. The project design is harmonious, consistent and complete within itself and functionally and visually compatible with neighboring structures and the area in which it is located

   Findings of Fact: Section D of this staff report fully analyzed the conformance of the project's architecture, site design and landscaping with the Covina Design Guidelines.

5. The development will constitute an adequate environment for the intended use by sustaining the desirability and stability of the neighborhood and community;

   Findings of Fact: The addition of new apartment units designed in accordance with the Covina Design Guidelines would enhance the desirability and stability of the neighborhood, which is a mix of single- and multi-family residential structures.

6. Proposed lighting is so arranged as to reflect the light away from adjoining properties;

   Findings of Fact: The attached Conditions of Approval requires a Lighting Plan that will be reviewed by staff through the plan check process, and requires that as part of the Lighting Plan all exterior lights must be covered from above and pointed away from adjoining properties.

7. Proposed signs will not by size, location, color or lighting, interfere with traffic or limit visibility;

   Findings of Fact: No signs are proposed by the project. The attached Conditions of Approval require that any proposed signage will be subject to the appropriate sign permitting process.

8. Utility and street improvements

   Findings of Fact: The site is occupied by an existing single-family residential development within a residential neighborhoods serviced by existing utility and street

improvements. The attached Conditions of Approval implements Public Works Department requirements regarding adjacent right-of-way improvements including the 7-foot dedication of the property's frontage along Barranca Avenue.

SECTION 3. The Planning Commission has reviewed the Community Development Department staff's determination of exemption, and based on its own independent judgment, concur with staff's determination that the Project is categorically exempt pursuant to the California Environmental Quality Act (CEQA), Class 32 In-fill Development Project (CEQA §15332). The determination is based on the following:

a. The proposed project is allowed under the "Medium Density Residential" of the Covina General Plan and under the "RD-3000, Multiple-family" zone of the Zoning Ordinance. The proposed project site is located within residential area and is developed with residential land uses on two sides.
b. The proposed project site is located within the City on a project site of less than five acres that is substantially surrounded by urban uses.
c. The proposed project site is surrounded by development on all sides. The improvement area's small size and its isolation from other open space areas limit its utility as a habitat or an animal migration corridor. No native or natural habitats are found within the project site or on adjacent parcels.
d. The approval of the proposed project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
e. The proposed project site can be adequately served by all required utilities and public services. No significant adverse cumulative impacts will result from the proposed project's implementation.

SECTION 4. Based upon the findings and conclusion set forth in Sections 1, 2, and 3 above, the Planning Commission hereby approves the application:

a. The application Site Plan Review, SPR 16-003 is hereby approved, subject to the Conditions of Approval set forth in the written record before the Commission incorporated here and attached hereto as Exhibit "A."

b. The Secretary of the Planning Commission is directed to serve, by first-class mail, written notice of this decision to the Applicant within five (5) days.

SECTION 5. This Resolution shall become effective immediately upon its adoption.

PASSED, APPROVED, AND ADOPTED by the members of the Planning Commission of the City of Covina at a regular meeting thereof held on the 22nd day of November 2016.

_____

CHAIRMAN CHARLES HODAPP

CITY OF COVINA PLANNING COMMISSION

I hereby certify that the foregoing is a true copy of a resolution adopted by the Planning Commission of the City of Covina at a regular meeting thereof held on the 22nd day of November 2016, by the following vote of the Planning Commission:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
COVINA PLANNING COMMISSION SECRETARY

EXHIBIT A
RESOLUTION NO. 2016-003 PC AND CONDITIONS OF APPROVAL FOR SITE PLAN REVIEW (SPR) 16-033
AS RECOMMENDED FOR APPROVAL TO THE PLANNING COMMISSION ON NOVEMBER 22, 2016
APN: 8444-001-005

CONDITIONS OF APPROVAL

Development Applications:

1. Resolution No 2016-003 PC, approving SPR 16-003 to construct two new apartment buildings containing five units on an existing lot located at 308 South Barranca Avenue, Covina, California, 91723.

ALL OF THE FOLLOWING CONDITIONS APPLY TO THE PROJECT

A. TIME LIMITS:

1. **Site Plan Review (SPR) 16-003:** The approvals shall expire one year from the date of application approvals by the Planning Commission if the approved use has not commenced. The applicant may apply to extend the expiration for a maximum period of three (3) years. The use shall be considered to have commenced, when, after meeting all applicable requirements of the conditions of approval and the relevant codes, a valid building permit has been issued by the City of Covina to perform the tenant improvements proposed under and SPR 16-003.

B. GENERAL REQUIREMENTS:

1. This approval will not be effective for any purposes until the Applicant and the Property Owner have filed with the Planning Division an affidavit stating that they are aware of and agree to accept all of the conditions of this grant.

2. The approval granted for SPR 16-003 is for the construction and operation of two new apartment buildings with a total of five units on an existing lot.

3. All plans submitted for building permits shall be consistent with the plans reviewed and conditionally approved by the Planning Commission on the date stated on this Resolution.

4. Applicant shall, at its own expense and with counsel selected by City, fully defend, indemnify and hold harmless City, its officials, officers, employees, and agents ("Indemnified Parties"), from and against any and all claims, suits, causes of action,

fines, penalties, proceedings, damages, injuries or losses of any name, kind or description, specifically including attorneys' fees, ("Liabilities"), arising in any way out of City's approval of the Applications or the Project. Applicant's indemnification obligation shall include, but not be limited to, actions to attack, set aside, void, or annul the City's approval of the Applications, and Liabilities premised on, related to or invoking CEQA, including those arising out of City's decisions related to the Project's CEQA documents. City shall promptly notify Applicant of any such claim, action or proceeding, and shall cooperate fully in the defense of such claim, action, or proceeding. Applicant's indemnification obligations shall not be limited to the amount of insurance coverage that may be available to Applicant, and shall not otherwise be restricted or confined by the presence or absence of any policy of insurance held by City or Applicant.

5. The property and all improvements, including landscaping, must be maintained in a sound, healthy, and attractive condition free of weeds, visible deterioration, graffiti, debris and/or other conditions that violate the Covina Municipal Code.

6. The costs and expenses of any code enforcement activities, including, but not limited to, attorneys' fees, caused by applicant's violation of any condition or mitigation measure imposed by this application or any provision of the Covina Municipal Code must be paid by the applicant.

7. Approval of this request shall not waive compliance with all other sections of the Covina Municipal Code, the Covina Design Guidelines, and all other applicable plans and non-City laws and regulations that are in effect at the time of building permit issuance.

8. Applicant shall, at its own expense and with counsel selected by City, fully defend, indemnify and hold harmless City, its officials, officers, employees, and agents ("Indemnified Parties"), from and against any and all claims, suits, causes of action, fines, penalties, proceedings, damages, injuries or losses of any name, kind or description, specifically including attorneys' fees, ("Liabilities"), arising in any way out of City's approval of the Applications or the Project. Applicant's indemnification obligation shall include, but not be limited to, actions to attack, set aside, void, or annul the City's approval of the Applications, and Liabilities premised on, related to or invoking CEQA, including those arising out of City's decisions related to the Project's CEQA documents. City shall promptly notify Applicant of any such claim, action or proceeding, and shall cooperate fully in the defense of such claim, action, or proceeding. Applicant's indemnification obligations shall not be limited to the amount of insurance coverage that may be available to Applicant, and shall not otherwise be restricted or confined by the presence or absence of any policy of insurance held by City or Applicant.

9. Pursuant to California Government §66474.9, the Applicant also agrees to defend, indemnify and hold harmless, the Indemnified Parties from any claim, action or proceeding against the Indemnified Parties to attack, set aside, void or annul any site

plan review approval of the City, whether by its City Council, Planning Commission or other authorized board or officer of this site plan review, which action is brought within the time period provided for in Government Code §66499.37. The City shall promptly notify the Applicant and applicant of any such claim, action or proceeding, and the City shall cooperate fully in the defense.

10. Applicant's obligations, as set forth above, shall survive the completion or abandonment of the Project or the issuance of a certificate of occupancy with respect thereto. However, Applicant's obligations after the issuance of a certificate of compliance for the Project shall be limited to indemnifying and defending the Indemnified Parties from legal challenges filed to set aside any part of the Project or its related components. The provisions of this condition are intended by the Parties to be interpreted and construed to provide the fullest protection possible under the law to the City. Further, all obligations and Liabilities under this Agreement are to be paid by the Applicant as they are incurred. Applicant's obligations to indemnify under this Agreement shall include the obligation of the Applicant to defend City with legal counsel of City's own choosing. In the event City elects not to select such counsel, the designation of such counsel shall be made by the Applicant but shall be subject to prior approval.

11. The Applicant shall reimburse the City for all fees and costs for special review of this application by both (i) the City's retained planning, engineering, and related consultants and (ii) the Covina City Attorney's Office. Such special review includes, but is not limited to, review of the Project's compliance with conditions of approval, plan check process, review of CC&Rs, etc. City shall invoice the Applicant for said fees and costs and the Applicant shall pay the invoiced amount not later than sixty (60) calendar days following Applicant's receipt of the invoice.

12. The property and all improvements, including landscaping, must be maintained in a sound, healthy, and attractive condition free of weeds, visible deterioration, graffiti, debris and/or other conditions that violate the Covina Municipal Code.

13. The costs and expenses of any code enforcement activities, including, but not limited to, attorneys' fees, caused by Applicant's violation of any condition or mitigation measure imposed by this application or any provision of the Covina Municipal Code must be paid by the Applicant.

14. Approval of this request shall not waive compliance with all other sections of the Covina Municipal Code, the Covina Design Guidelines, and all other applicable plans and non-City laws and regulations that are in effect at the time of building permit issuance.

15. The site shall be developed and maintained in accordance with the approved plans on file with the Community Development Department, all representations of record made by the applicant(s), the conditions contained herein, the Covina Municipal Code, and the Covina Design Guidelines. In addition, any future proposed changes or

modifications in the design of any site component approved herein shall not proceed without City approval.

16. Final plans incorporating all conditions of approval and any plan-related changes required in the approval process shall be submitted for the Director or his designee review and approval, prior to submittal for Plan Check process.

17. A complete building materials illustration board, describing material, brands, types, and applicable reference numbers shall be submitted to the Planning Division. Minor modifications in elevation details and/or colors may be submitted with detailed drawings and/or information to the Director or his designee for review and approval, prior to or during the subsequent Plan Check process.

18. All site, grading, landscape, irrigation, and street improvement plans shall be coordinated for consistency, prior to issuance of any permits or Site Plan Review approval, whichever comes first.

19. All ground mounted utility appurtenance such as transformers, AC condensers, etc. shall be located out of public view and adequately screened using a combination of concrete or masonry walls, and/or landscaping to the satisfaction of the Director or his designee.

20. The Applicant shall contact the U.S. Postal Service to determine the appropriate type and location of mailboxes. The final placement of the mailboxes shall be subject to Director or his designee for review and approval, prior to issuance of building permit.

21. Refuse disposal (trash) barrels shall be kept only in the garages of each dwelling unit.

22. All grading and all exterior (during construction and following project completion) drainage on the property shall conform to all applicable requirements of the Public Works Department.

23. The site shall be developed and maintained in accordance with the approved plans on file with the Community Development Department, all representations of record made by the applicant(s), the conditions contained herein, the Covina Municipal Code, and the Covina Design Guidelines. In addition, any future proposed changes or modifications in the design of any site component approved herein shall not proceed without City approval.

24. All building and site improvements along with landscaping and irrigation must be installed in accordance with plans and information on file with the Planning, Building, and Engineering Divisions, and the irrigation systems must be fully operational. Furthermore, all on-site landscaped areas must be maintained free of weeds and debris.

25. The project site must be clean and free of trash and construction debris, and all construction equipment must be removed from the site, prior to release of the Certificate of Occupancy.

26. Grading

a. Grading of the subject property shall be in accordance with current adopted California Building Code, City Grading Standards, and accepted grading practices. The grading and drainage plan(s) shall be in substantial conformance with the approved conceptual grading and drainage plan.

b. A soils report shall be prepared by a qualified engineer licensed by the State of California to perform such work. Two copies will be provided at grading and drainage plan submittal for review. Plans shall implement design recommendations per said report.

c. A geologic report shall be prepared by a qualified engineer or engineering geologist and submitted at the time of application for Grading and Drainage Plan review.

d. The final Grading and Drainage Plan, appropriate certifications and compaction reports shall be completed, submitted, and approved by the Building and Safety Official prior to the issuance of Building Permits.

e. This project shall comply with the accessibility requirements of the current adopted California Building Code.

f. Roof storm water is not permitted to flow over the public parkway and shall be directed to an under parkway culvert per City requirements prior to issuance of a Grading Permit.

27. All landscape or planter areas shown on the approved landscape plan shall remain landscaped in perpetuity. These areas shall not be paved or used for storage or any similar purpose inconsistent with the intent of this approval.

28. Detailed on-site and off-site landscape and irrigation plans shall be submitted to the Directors of Public Works and Community Development or their designee for review and approval, prior to issuance of building permits. The landscaped and planter areas shall conform to applicable standards and requirements of the City's Water Efficient Landscape Regulations and the July 2015 Updated Model State Water Efficient Landscape Ordinance of the State of California Water Commission.

29. In accordance with Chapter 11.36 of the Covina Municipal Code, no street trees adjacent to the project site shall be cut or trimmed in any manner by any persons associated with property unless a written permit from the Public Works Department is first obtained.

30. The final design of the perimeter parkways, walls, landscaping and sidewalks shall be included in the required detailed landscape and irrigation plans and shall be subjected to Directors of Public Works and Community Development or their designee for review and approval, and coordinated for consistent with the any parkway

landscaping plan, which may be required by the Public Works, Engineering Division.

31. Landscaping and irrigation systems required to be installed within the public-right-way on the perimeter of the project shall be continuously maintained the Applicant for the duration of the project construction and by property owner in perpetuity after project completion.

32. All construction must conform to the construction mitigation plan and the City Noise Ordinance submitted by the Applicant and to be reviewed and approved by the Director of Community Development or his designee.

33. The Applicant shall prepare a construction mitigation plan to mitigate noise as well as other construction-related impacts. This construction mitigation plan is in addition to the public noticing program for residential construction projects required by Building and safety Division. The construction-related activities shall conform to the following requirements that address potential noise and other construction-related impacts:

    a. The construction mitigation plan shall address the following areas: 1) site supervision, 2) construction access and schedule, 3) delivery/haul route and traffic control, 4) material storage and staging, 5) construction parking, 6) work hours, 7) noise reduction, 8) erosion control, 9) dust and mud control, 10) debris cleanup, 11) street sweeping, 12) pedestrian and neighborhood safety, 13) project contact-related signage, and 14) subcontractor education and security measures.
    b. Construction-related activities including grading activities shall be prohibited between 6:00 pm and 7:00 am on Monday through Friday and between 5:00 pm and 8:00 am on Saturday and all day on Sundays and Holidays (except by special permit), whichever is stricter.
    c. All construction equipment shall be in proper operating condition and shall be fitted with standard factory noise attenuation features. All equipment shall further be properly maintained to assure that no additional noise, due to worn or improperly maintained parts, would be generated.
    d. The Applicant and/or his representative(s) shall frequently monitor for and, if detected, remove any and all graffiti on and/or repair damaged or vandalized construction-related fencing and/or related elements as quickly as possible.
    e. Loud noise generating activities such as crushing concrete pavement will be restricted to 7:00 am – 6:00 pm on Monday through Friday.
    f. Signs (multiple) shall be posted on site stating the days and hours of construction allowed, prohibiting "drinking, loitering and music" at all times, and including phone listings for community concerns.
    g. View-obscuring construction fencing shall be provided around the entire site. Construction entries shall have gates with view-obscuring material.

34. At least thirty days prior to the commencement of any project-related grading, the Applicant and/or his/her representative(s) shall notify the occupants of all residential

and institutional properties that lie within 500 feet of the subject property of the general parameters of the impending grading and construction activities. In addition, The Applicant and/or his/her representative(s) shall attempt to address any neighbor complaints to the greatest extent practical and as expeditiously as possible.

35. If new exterior lighting is proposed, a detailed lighting plan shall be submitted to the Director of Community Development for review and approval prior to issuance of permits and installation. All lighting shall be covered from above or pointed downwards, and shall not reflect light to adjoining properties.

36. Final plans incorporating all conditions of approval and any plan-related changes required in the approval process shall be submitted for the Director or his designee review and approval, prior to submittal for Plan Check process.

37. The project site must be clean and free of trash and construction debris, and all construction equipment must be removed from the site, prior to the issuance of the Certificate of Occupancy.

38. All graffiti shall be removed within 72 hours.

39. The City has the right of entry to inspect the premises to verify compliance with the conditions of approval and the Covina Municipal Code at any time.

C. FIRE DEPARTMENT:

1. Conditions of Approval and Verification for compliance will be performed during the architectural plan review prior to building permit issuance.

2. Fire Department vehicular access roads must be installed and maintained in a serviceable manner prior to and during the time of construction, this shall be noted on the plans. CFC Section 501.4

3. Fire apparatus access roads shall be designed and maintained to support the imposed load of apparatus weighing 38 tons and shall be surfaced so as to provide all-weather driving capabilities. Fire apparatus access roads having a grade of 10 percent or greater shall a haved or concrete surface. Provide roadway section on plans indicating compliance with CFC 503.2.3.

4. Signs shall be consistent with CFC 503.3.

5. Security gates shall be constructed and maintained consistent with CFC Section 503.6. Provide access width of security gate. Indicate the means of emergency operation.

6. Clearly identify firefighter walkway access routes on the site plan. Indicate the slope and walking surface material. Clearly show the required width and access walkway consistent with CFC 504.1.

7. Building identification, e.g., addressing and building numbers, shall be consistent with the requirements of CFC 505.1.

8. Fire apparatus access roads shall be provided with signage consistent with CFC 505.2.

9. "Fire Flow Availability" Form 196 must be completed and return to the County Fire Department to ensure compliance with CFC 507.1.1

10. Show all existing public and private on-site fire hydrants on the site plan. Include the location of all public fire hydrants within 300 feet of the lot frontage on both sides of the street. Specify the size of fire hydrant(s) and dimension(s) to the property lines. Additional fire hydrant requirements may be necessary after this information is provided.

11. Note on the plans the occupancy group consistent with the California Building Code determination.

12. Provide an approved automatic fire sprinkler system as set forth by Building Code 903 and Fire Code 903. Plans shall be submitted to the Sprinkler Plan Check Unit for review and approval prior to installation. The type of fire sprinkler system shall be consistent with CFC 903.3.12 and must be noted on the site plan.

13. Dumpsters and containers with an individual capacity of 1.5 cubic yards shall be made in compliance with CFC 304.3.

D. BUILDING AND SAFETY DIVISION

1. Submit **6** sets of complete plans including any proposed utilities and earthwork/grading. The project must comply with the 2013 California Building Standards and 2013 energy code. If building plans are submitted any time during the year 2017, the project must comply with the 2016 California Building Standards and Energy Code.

2. Two sets each of any structural and energy calculations shall be submitted with the above mentioned plans. <u>All calculations must bear an original signature from the documented author.</u>

3. This project must comply with Federal and State Accessibility requirements to and throughout the building. Include compliance methods and structural details on the plans.

4. Demolition and renovations activities require an asbestos containing materials (ACM) survey. (SCAQMD RULE 1403) The ACM report shall be prepared by an accredited testing laboratory in accordance with SCAQMD rules and regulations. Proof of notification to the South Coast Air Quality Management District (SCAQMD), Office of Operations, shall be submitted to the Building Division with your permit application for all renovations and demolition activities. Contact the SCAQMD at the address or number below for more information. Once any demolition activity has been approved by the SCAQMD, a formal demolition plan and permit must be obtained from the Building and Safety Division.

    - **SCAQMD Headquarters; 21865 Copley Drive, Diamond Bar, CA, (909) 396-2381**

5. Please provide an additional digital copy (pdf preferred) of the building floor plan, elevations, and site plan to be submitted to the LA County Assessor. This copy should be in sufficient detail to allow the assessor to determine the square footage of the building and, in the case of residential buildings, the intended use of each room. **For additional information, please contact the LA County Assessor's, Public Service Desk at 888-807-2111.**

6. The City of Covina has formally adopted a public noticing program for residential construction projects to provide the public with an opportunity to verify the validity of construction within their neighborhoods. This program requires the property owner and/or contractor to place a sign 14" high x 22" wide using a minimum black 24 point font (Arial) on a white background. The noticing sign must be suitable for outdoor use and placed within the front yard where it is clearly visible from the public right-of-way. The following items must be included on the residential noticing sign:

    a. Address of construction project
    b. Type of construction project
    c. Name of contractor/owner
    d. Telephone number of contact person
    e. Contractor's license number
    f. Permit number with date of issuance
    g. City of Covina Building Division telephone number
    h. Construction activity prohibited Monday through Saturday from 6:00 pm-7:00 am and all day on Sundays or Holidays unless otherwise permitted.

7. Construction activity within 500' of a residential zone is prohibited between the hours of 6:00 pm and 7:00 am on Monday through Friday and between 5 pm and 8 am on Saturday and all day on Sunday and Holidays unless otherwise permitted.

8. School District application and approval including related fees must be provided prior to building permit issuance.

E. PUBLIC WORKS - ENGINEERING DIVISION

1. All public improvements (interior streets, drainage facilities, landscaped areas, etc.) shown on the plans shall be constructed to City Standards. Interior street improvements shall include, but are not limited to, curb and gutter, AC pavement, drive approaches, sidewalks, street lights, and street trees.

2. Improvement Plans and Construction:
   a. Street improvement plans, including street trees, street lights, and intersection safety lights on future signal poles, and traffic signal plans shall be prepared by a registered Civil Engineer and shall be submitted to and approved by the Director of Public Works or her designee. Security shall be posted and an agreement executed to the satisfaction of the Director of Public Works or her designee and the City Attorney guaranteeing completion of the public and/or private street improvements, prior to the issuance of building permits.
   b. Prior to any work being performed in public right-of-way, fees shall be paid and a construction permit shall be obtained from Public Works - Engineering Division in addition to any other permits required.
   c. Pavement striping, marking, traffic signing, street name signing, traffic signal conduit, and interconnect conduit shall be installed to the satisfaction of the Director of Public Works or her designee.
   d. Access ramps for the disabled shall be installed on all corners of intersections per City Standards or as directed by the Director of Public Works or her designee.
   e. Existing city roads requiring construction shall remain open to traffic at all times with adequate detours during construction. Street or lane closure permits are required. A cash deposit shall be provided to cover the cost of grading and paving, which shall be refunded upon completion of the construction to the satisfaction of the Director of Public Works or her designee.

3. Street improvement plans per City Standards for all private streets shall be provided for review and approval by the Director of Public Works or her designee. Prior to any work being performed on the private streets, fees shall be paid and construction permits shall be obtained from the Engineering Division in addition to any other permits required.

4. The applicant shall provide drainage improvements to carry runoff of storm water in the area proposed to be developed, and for contributing drainage from adjoining properties to the satisfaction of the City Engineer. The proposed drainage improvements shall be based on a hydrology study conforming to the current Los Angeles County Methodology. The proposed storm drain improvements shall be privately maintained by each property owner.

5. Prior to issuance of an permits, all utilities shall be placed underground in accordance with the Covina Municipal Code Section 16.30.020, including facilities and wires for

the supply and distribution of electrical energy, telephone, cable televisions, etc., to the satisfaction of the Community Development Director and City Engineer.

6. The applicant shall install sewer improvements, if required, for the proposed development to the satisfaction of the City Engineer and the Los Angeles County Department of Public Works, Sewer Maintenance District.

7. Prior to issuance of any permits, the applicant shall verify that any required sewer connection fees have been paid to the City of Covina and the County of Los Angeles Department of Public Works, Sewer Maintenance District.

8. The applicant shall install water improvements for the proposed development to the satisfaction of the City Engineer and the Water Division.

F. PUBLIC WORKS – ENVIRONMENTAL SERVICES DIVISION

1. A $40 initial application review shall be paid to the Environmental Services Division.

2. Only Athens Services/Covina Disposal is allowed to provide bins and pickup and dispose of trash and recyclables, including all Construction and Demolition (C&D) projects. Contact Athens Services to establish trash service by calling 888-336-6100. All trash areas must be maintained on a regular basis. All trash must be securely stored in the trash enclosure. Contractor may use own equipment and staff to take recyclables to a recycling facility.

3. No trash/debris or wash water is to go into the public right-of-way (sidewalk, street, gutter, storm drain).

4. Complete, sign, return original, and attach copy to field plans of the OC1A form.

G. COMMUNITY DEVELOPMENT – HOUSING

1. Development Impact Fees (DIF) apply. DIF are payable when new dwelling units are created, including development of a second unit, or "granny flat". Fees are due prior to the date of the final building inspection, or the date the certificate of occupancy issued, whichever is first. Please request more information regarding the DIF from the Community Development – Housing division.

2. Annexation to the Community Facilities District No. 2007-1 Public Service is required. Alternatively, an in-lieu fee payment based on net-present value calculation for the impact of the Project.
   If the applicant wishes to make an In-Lieu payment, the applicant will be required to provide a deposit to the City to fund the cost for calculating the In-Lieu payment.

3. The annexation process places a special tax on the property owner's tax bill. The annexation process takes approximately two months, and includes two City Council meetings, one of which is a public hearing and a special election. The annexation process must be completed prior to the issuance of a building permit.

END OF CONDITIONS

CITY OF COVINA

PLANNING COMMISSION AGENDA REPORT
ITEM NUMBER NB 2
NOVEMBER 22, 2016

TO: **Chairman and Members of the Planning Commission**

FROM: **Brian K. Lee, AICP, Community Development Director**

SUBJECT: **Re-approval of Site Plan Review (SPR) 13-015 and Minor Variance (MV) 13-006**

SITE AND PROJECT DESCRIPTION

A. Project Information:

Request:	Re-approval of applications Site Plan Review (SPR) 13-015 and Minor Variance (MV) 13-006, which generally allowed for the development of a three-unit residential project
Applicant:	Michael Cirrito (also project developer)
Property Owner:	Michael Cirrito
Location:	276 West Dexter Street
Assessor Parcel Map No.:	8444-010-011

B. Background:

In December 2013, under applications Site Plan Review (SPR) 13-015 and Minor Variance (MV) 13-006, the Planning Commission approved a three-unit apartment development on a roughly 8,300-square foot, vacant site in the downtown area. In June 2015, in response to the applicant's request to be able to sell the dwelling units, the City Council approved a one-lot Parcel Map (PM No. 72690, under **Resolution No. 15-7363**). Currently, the applicant continues to work with the City staff to address various Plan Check-related requirements, to move toward the recording of the Conditions, Covenants, and Restrictions (C, C & Rs) (following the completion of the staff's review of the document), and to meet other project-associated requirements. The Planning Commission should refer to Exhibits A through D, the prior Staff Reports and the Final Conditions of Approval for the aforementioned applications, for project details. No changes in the project are proposed.

Because the SPR and MV applications expired in December 2015, the Planning Commission must re-approve the applications to enable the project to move forward. If granted by the Commission this evening, the re-approval of the two applications would run

for a one-year period or until November 22, 2017. The PM application is valid until June 16, 2017, two years from the date of its approval. In other words, the applicant must get approval of and record the associated Final Map by June 16, 2017 as well as obtain building permits and begin construction by that date.

C. Analysis:

The Planning staff has not identified any issues with the request. The re-approval of applications SPR 13-015 and MV 13-006 and the fulfillment by the applicant of certain requirements and actions would enable a viable project to be built on a long-vacant, unsightly property. In addition, as noted above, the staff believes that the applicant has been working in good faith to meet his various project-related obligations.

D. Required Findings:

In order to grant the re-approval of the SPR and MV applications, the Planning Commission must reaffirm the findings that it made prior to originally approving the project in December 2013. The Planning staff recommends that the Commission again make these findings, which are listed below:

FINDINGS – SITE PLAN REVIEW:

The Site Plan Review (SPR) application pertains to the overall project or development. Based on a re-analysis of the proposed project, the staff once more recommends that the Planning Commission make the following findings for this application:

1. All provisions of the Zoning Ordinance are complied with.

   Fact: The project would comply with or meet the intent of applicable zoning provisions of the "RD-1,250/Residential – Multiple Family" zoning district, notably concerning lot coverage, distance between buildings, building height, and the total required number of on-site parking spaces. Where necessary, certain generally minor deficiencies in the project design have been addressed under an associated Minor Variance application. In addition, notwithstanding the Minor Variance component of the overall development proposal, from a practical standpoint, the site appears to be adequate in size, shape, and topography to accommodate the proposed three-unit apartment development and associated improvements. Moreover, the staff believes that the "classic Spanish style" building design would be attractive and harmonious with

the surroundings and would further a key intent of the Covina Design Guidelines, which is for the City to require high quality development.

2. The basic elements are so arranged that traffic congestion is avoided, pedestrian and vehicular safety and welfare are protected, and no adverse effects will occur on surrounding properties.

Fact: The Planning staff believes that the surrounding streets, notably Dexter Street, Fourth Avenue, and, to the south, Puente Street (with the current width being maintained for the foreseeable future), have sufficient widths and capacities to safely accommodate the additional estimated 17.1 daily vehicle trips (based on 5.7 trips per dwelling unit) that the proposed three-unit apartment development would generate. And in accordance with City requirements, the rearward alley would be widened slightly to better serve the subject development and (relative to recent and future alley widenings on surrounding properties) the appurtenant block. (Under the General Plan, neither Dexter Street nor Fourth Avenue needs to be widened.) Based on the current submittal, the Public Works Department has determined that a project-specific traffic study, which would typically involve such analytical factors as trip generation rates, flow characteristics, and impacts on the surrounding street system, would not be required. Lastly, under the proposed site plan (and upon addressing all of the conditions of approval), the staff believes that the layout of the development-related parking and associated drive aisles or access ways should function in a manner that would further both safe on-site pedestrian and vehicular circulation and a safe interface with respect to the abutting streets and alley.

3. The project design conforms to the General Plan and any design guidelines or specific plans that may be applicable to the project.

Fact: The overall project proposal would conform to the provisions of the "High Density Residential" land use designation of the Covina General Plan, including those pertaining to project density (with the development equating to roughly 16.0 dwelling units per net acre of land, well below the applicable limit of 22.0 units per acre). The goals and polices of the General Plan further encourage, around the community, the development, redevelopment, and improvement of older, underutilized,

and/or vacant residential properties into viable residential uses and associated building elements for aims such as neighborhood revitalization, community image enhancement, and economic development (while meeting or otherwise addressing applicable development standards). Therefore, because the underlying site has long been vacant and unsightly, relative to dead, overgrown, or non-maintained landscaping (and, at times, has experienced illegal dumping), the proposed higher quality three-unit apartment development and associated improvements would further the goals and policies of the General Plan and would embody a major enhancement to the fabric of the surrounding area. The Planning staff additionally believes that the design of the building would be attractive and stylish, with varying materials and building/trim features, sufficient articulation, and a tile roof, and therefore, the project would conform to the provisions of the Covina Design Guidelines and would be consistent, if not further, the style or building architecture of similar new or remodeled developments in the community—yet, as previously stated, would also reflect a historic character. Moreover, notwithstanding the requested Minor Variance application, the building architecture—when considered with the height and location of the appurtenant two structures and the building setbacks that are proposed, should be compatible with the surrounding single-family properties. Lastly, the Planning staff will require that the on-site landscaping be based on an enhanced landscape design plan to additionally bolster conformity with the General Plan and the Design Guidelines and to further the building architecture or overall project design and, in particular, its compatibility with the surroundings.

4. The project design is harmonious, consistent, and complete within itself and functionally and visually compatible with neighboring land uses.

Fact: Although a Minor Variance application was needed to accommodate the project proposal, the site design should nevertheless be functional, internally consistent, and well-buffered from, yet also compatible with, adjacent residential uses. Also, relative to the current vacant and somewhat deteriorating or unsightly condition of the property, the project would result in a major aesthetic improvement from all surrounding views. In addition, the conditions of approval would provide the City with adequate safeguards for ensuring project compatibility with the surroundings or that the proposed three-unit apartment development would not generate any problems relative to the adjacent residences and uses.

5. The development will constitute an adequate environment for the intended use by sustaining the desirability and stability of the neighborhood and community.

Fact: The project site, again, even with the need for a Minor Variance to address certain generally minor deficiencies in the project design relative to applicable zoning provisions, would still be well-suited for the proposed apartment development because of its size, location off of and orientation on two local streets and an alley, relationship to other residential and to institutional properties, and direct street and alley access. In other words, based on the aforementioned factors and based on an evaluation of the overall proposal by the Planning staff, the proposed apartment development and associated quality improvements, concerning site design, building architecture, and upgraded landscaping, should be viable at the location and, correspondingly, should bolster the character and vitality of the surroundings. Moreover, no potentially adverse impacts on the adjacent residential and institutional properties were identified by the staff during project review.

6. Proposed lighting is so arranged as to reflect the light away from adjoining properties.

Fact: All outside lighting will be required to be designed and located/oriented in a manner that would prohibit glare onto adjacent properties, while meeting minimum illumination levels of the City for safety. The Planning staff would verify lighting adequacy during the subsequent plan check or construction plan review process.

7. Proposed signs will not by size, location, color, or lighting interfere with traffic or limit visibility.

Fact: Currently, no apartment-type signs are proposed for the project. Any such signs would need to be lower profile in character, conforming to the characteristics of a predominately residential area, and would be reviewed subsequently for conformance with applicable signage requirements.

FINDINGS – MINOR VARIANCE:

The Minor Variance application pertains to the proposed reduction in certain zoning-related requirements (again, described in the attachments) to accommodate the project proposal. Based on a re-analysis of the proposed project, the staff once more recommends that the Planning Commission make the following findings for this application:

A. There are exceptional or extraordinary circumstances or conditions applicable to the property involved which do not apply generally to other property in the same vicinity and zone.

Fact: The underlying site consists of a long-vacant, somewhat unsightly property in which a private party is attempting to construct a three-unit apartment development and associated improvements. Virtually all properties on the appurtenant block have been at least partially redeveloped with multiple family buildings over the years. For the 15 properties on this block (the 200 Block of West Dexter Street) that front on Dexter Street (including the subject site), the average lot size is 12,943 square feet and the average lot width is 72 feet. By contrast, the size of the property in question is only 8,309 square feet in area, with a lot width of 45 feet (and the property lies on a corner, which triggers a greater setback on one side (the street side) than would be applicable on most of the other properties). In other words, if this property had more land area and was wider, the Minor Variance application would likely not be needed. (And many similar—and larger—residential developments have been built around the City in recent years that have not needed a Minor Variance, such as the four-unit multiple family development now undergoing construction at 971 West Cypress Street.) Moreover, concerning the 45-foot width of the subject site, virtually all other corner, multiple family-zoned properties in the downtown and around the community are wider than that. In short, the Planning staff believes that these limitations constitute exceptional or extraordinary circumstances that do not apply to the surrounding properties and, therefore, that the Minor Variance is necessary for the preservation and enjoyment of a substantial property right of the applicant, which is possessed by other property owners under like conditions in the same vicinity and zone, and would not constitute a grant of special privilege. In addition, the Planning staff believes that these circumstances are bolstered by the facts that, under the project design, the lot coverage of all structures on the subject property would be 32.7 percent, which is under the maximum permitted coverage

of 35.0 percent and that, despite the inclusion of the Minor Variance application in the project proposal, as noted under the Site Plan Review findings above, the overall project would function well both internally and with respect to the surroundings and would comply with or meet the intent of the other zoning-related provisions.

B. Such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant, which right is possessed by other property owners under like conditions in the same vicinity and zone, and the adjustment thereby authorized shall not constitute a grant of special privilege inconsistent with the limitations upon other property in the same vicinity and zone.

Fact: The underlying site consists of a long-vacant, somewhat unsightly property in which a private party is attempting to construct a three-unit apartment development and associated improvements. Virtually all properties on the appurtenant block have been at least partially redeveloped with multiple family buildings over the years. For the 15 properties on this block (the 200 Block of West Dexter Street) that front on Dexter Street (including the subject site), the average lot size is 12,943 square feet and the average lot width is 72 feet. By contrast, the size of the property in question is only 8,309 square feet in area, with a lot width of 45 feet (and the property lies on a corner, which triggers a greater setback on one side (the street side) than would be applicable on most of the other properties). In other words, if this property had more land area and was wider, the Minor Variance application would likely not be needed. (And many similar—and larger—residential developments have been built around the City in recent years that have not needed a Minor Variance, such as the four-unit multiple family development now undergoing construction at 971 West Cypress Street.) Moreover, concerning the 45-foot width of the subject site, virtually all other corner, multiple family-zoned properties in the downtown and around the community are wider than that. In short, the Planning staff believes that these limitations constitute exceptional or extraordinary circumstances that do not apply to the surrounding properties and, therefore, that the Minor Variance is necessary for the preservation and enjoyment of a substantial property right of the applicant, which is possessed by other property owners under like conditions in the same vicinity and zone, and would not constitute a grant of special privilege. In addition, the Planning staff believes that these circumstances are bolstered by the facts that, under the project design, the lot coverage of all structures on the property would be 32.7 percent, which is under the maximum permitted coverage of 35.0 percent and that, despite the inclusion of the Minor Variance application in

the project proposal, as noted under the Site Plan Review findings above, the overall project would function well both internally and with respect to the surroundings and would comply with or meet the intent of the other zoning-related provisions.

C. The granting of the variance will not be materially detrimental to the public health, safety, convenience and welfare or injurious to property and improvement in the same vicinity and zone in which the property is located.

Fact: During project analysis, the Planning staff did not identify any negative impacts of the proposal, such as parking or circulation, with respect to the surroundings. As also noted under the Site Plan Review findings above, the apartment development would constitute a major aesthetic and functional improvement over the appurtenant vacant, somewhat deteriorating site. Furthermore, the applicant will be required to obtain building permits following the land use entitlement process to further ensure that the structures will meet all life and safety concerns of the California Building Code. And lastly, the project-related conditions of approval will provide the City with adequate safeguards for preventing and issues over the long term. Therefore, the granting of the Minor Variance will not be materially detrimental to the public health, safety, convenience and welfare or injurious to property and improvement.

D. The granting of such a variance will not be contrary to the objectives of the general plan.

Fact: The Minor Variance would grant a modification to certain development standards but would not detract in any way from the permitted residential uses on the property, or the residential and other uses on surrounding sites, and would not detract from either the applicable "Medium Density Residential" General Plan land use designation, as noted above, or from the associated "RD-1,250" zoning district. Moreover, the development would not be contrary to the objectives of the General Plan but would support its provisions. For example, General Plan Residential Land Use Policy No. 1 states that the City shall permit development at density ranges and quantities that reflect existing and desired scales of building construction and revitalization in the community, as well as physical and environmental constraints, that address the intent of regional housing obligations, that will allow for moderate future growth, and that will not inhibit the City's ability to meet street capacities and to provide other infrastructure, adequate community services, and utilities. In brief, it is

believed that the overall project proposal would further or implement this and other General Plan goals, objectives, and policies.

MEETING NOTIFICATION

Because this request, a re-approval of certain zoning applications only, does not require a public hearing, no request-focused public notification was prepared. The listing of the request on the standard Planning Commission Meeting Agenda fulfilled the public notification of this matter.

ENVIRONMENTAL DETERMINATION

The Planning staff has again determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA). This exemption has been determined under Section 15303(b) of the CEQA Guidelines, which generally exempts from environmental review residential structures not more than four units. As stated in the Staff Report, the project proposal entails the construction of a three-unit condominium development and associated improvements on a currently vacant site. In addition, no changes in the proposal are proposed. The staff once more finds that there is no substantial evidence that the project will have a significant effect on the environment.

RECOMMENDATION

The Planning staff recommends that the Planning Commission re-approve applications Site Plan Review (SPR) 13-015 and Minor Variance (MV) 13-006 and approve the associated **Resolution No. 2016-034 PC,** subject to the Conditions of Approval listed in the Resolution, based on an ability to again make all of the required findings.

Prepared by:

Alan Carter

Alan Carter
City Planner

Approved by:

Brian K. Lee, AICP
Community Development Director

EXHIBITS

A. 6-16-15 City Council Staff Report on application PM No. 72690 (with 5-26-16 Planning Commission Report on same application)
B. 12-10-13 Planning Commission Staff Report on applications SPR 13-015 and MV 13-006
C. Final Conditions of Approval of PM 72690 (under associated **Resolution No. 15-7363**)
D. Final Conditions of Approval of SPR 13-015 and MV 13-006 (resolution not prepared)
E. **Resolution No. 2016-034 PC,** including Conditions of Approval

CITY OF COVINA
AGENDA ITEM COMMENTARY

MEETING DATE June 16, 2015 **ITEM NO. PH 3**

STAFF SOURCE Brian Lee, Community Development Director
Alan Carter, City Planner

ITEM TITLE Conduct a public hearing to consider application Parcel Map (PM) No. 72690, a one-lot parcel map for the development of a 3-unit condominium and associated improvements on a roughly 8,925-square foot lot located at 276 West Dexter Street. Associated with the subdivision are previously approved applications Site Plan Review (SPR) 13-013 and Minor Variance (MV) 13-006.

STAFF RECOMMENDATION

1.) Open the public hearing and receive public testimony;

2.) Make certain findings as required by the California Environmental Quality Act (CEQA), as defined in Section 15315 of the CEQA Guidelines, involving a minor land division at the time of the lead agency's determination; and

3.) Adopt **Resolution No. 15-7363**, approving application Parcel Map (PM) 72690 to allow a one-lot parcel map for the development of a 3-unit condominium and associated improvements on a roughly 8,925-square foot lot located at 276 West Dexter Street (APN: 8444-010-011).

FISCAL IMPACT

There is no direct impact to the General Fund. However, approving this application, when considered with the Planning Commission-approved land use entitlements for the property, would result in a housing development that would impose some additional service-related costs on the City, generate additional property and utility taxes for the community and enhance the existing physical condition of the site while harmonizing with the surroundings.

BACKGROUND

In December 2013, the Planning Commission unanimously (5-0) approved applications for Site Plan Review (SPR) 13-013 and a Minor Variance (MV) 13-006 for the construction of a 3-unit apartment development on a long-time vacant and poorly maintained, roughly 8,925-square foot property at 276 West Dexter Street (southeast corner of Dexter Street and Fourth Avenue). The

EXHIBIT A – 8 PAGES

residential project was designed as and reviewed by staff as a condominium to enable dwelling unit sales. The applicant subsequently submitted a Parcel Map application to follow through on his intention to sell the units after construction.

For full project details, the City Council may wish to refer to the attached Staff Report and Resolution from the May 26, 2015 Planning Commission meeting under Exhibit 1, to the Minutes for that meeting under Exhibit 2, and to the proposed City Council Resolution and project conditions under Exhibit 4. We clarify here that the focus of this review, as indicated below, is on the Parcel Map application only and whether it conforms to the associated, previously approved development proposal, and not on the (previously considered) design adequacy and potential impacts of the development.

In sum, the focus of the Parcel Map application review is:

1. Key Parcel Map Elements – The Parcel Map application calls for a one-lot condominium-type subdivision. Under this type of subdivision, future occupants would own the air spaces around their respective dwelling units and equal interests in certain common areas. The overall development would be managed by a homeowners association (HOA), which would further be governed by City-approved conditions, covenants, and restrictions (CC&Rs).

2. Relation of Proposed Parcel Map to Previously-Approved Project – The property size and dimensions and the building and other improvements that are depicted on the Parcel Map conform to the corresponding elements included in the approved project plans. In addition, the Parcel Map does not conflict with any conditions of approval of the previously granted, development-related applications or the Zoning (Title 17) or Subdivision (Title 16) Chapters of the Covina Municipal Code (CMC).

On May 26, 2015, the Planning Commission unanimously (5-0) voted to recommend to the City Council approval of the Parcel Map request. The Commission further, under Resolution No. 2015-009 PC, made written findings that the Parcel Map would be in the best interests of the City, would comply with applicable State subdivision laws, would be consistent with the General Plan, and would conform to the initially-approved zoning applications. During its deliberation on the application, the Planning Commission raised certain general questions (refer to Exhibit 2—Minutes of May 26, 2015 Planning Commission meeting—for details) and made one minor change (correcting a typo) to the proposed Conditions of Approval.

One person, the owner/occupant of the easterly residence, Mr. Stephen Millard, spoke in opposition to the Parcel Map request on May 26th and had previously submitted multiple application-opposing e-mails and letters to the City, which are included in Exhibit 3. The primary project-related issues Mr. Millard raised in his verbal testimony and written correspondence included water usage, housing density, project design, traffic generation, and on-street parking. In deliberating on the application, the Planning Commission considered and asked staff to respond to some of Mr. Millard's comments.

ENVIRONMENTAL DETERMINATION

Pursuant to the provisions of the California Environmental Quality Act (CEQA), the City has analyzed the proposed project and concluded that it will not have the potential for causing a significant effect on the environment. Therefore, it has been determined that the project proposal would be categorically exempt in accordance with Section 15315 of the CEQA Guidelines.

EXHIBITS

A. May 26, 2015 Planning Commission staff report and Commission Resolution No. 2015-009 PC.
B. Minutes from May 26, 2015 Planning Commission meeting.
C. Various e-mails and letters from Covina resident Stephen Millard opposing application.
D. Resolution No. 15-7363 with conditions of approval.

Respectfully submitted

Brian Lee
Community Development Director

CITY OF COVINA

PLANNING COMMISSION AGENDA REPORT
ITEM NUMBER CPH 1
MAY 26, 2015

TO: **Chairman and Members of the Planning Commission**

FROM: **Alan Carter, City Planner**

SUBJECT: **Application Parcel Map (PM) No. 72690, a proposed subdivision for condominium purposes of a 3-unit residential development on a vacant site at 276 West Dexter Street. Associated with the subdivision are previously approved Site Plan Review (SPR) 13-013 and Minor Variance (MV) 13-006) applications (CONTINUED FROM MAY 12, 2015 PLANNING COMMISSION MEETING)**

SITE AND PROJECT DESCRIPTION

A. Project Information:

Request:	One lot condominium subdivision
Applicant:	276 W. Dexter Street, LLC
Property Owner:	276 W. Dexter Street, LLC
Location:	276 W. Dexter Street
Assessor Parcel Map No.:	8444-010-011

B. Site and Surrounding Land Uses-Table 1:

	General Plan	Zoning	Existing Uses
Site	High Density Residential	RD-1,250 (Residential-Multiple Family)	Vacant Land
North	High Density Residential	RD-1,250 (Residential-Multiple Family)	Apartments
South	Low Density Residential	RD-1,250 (Residential-Multiple Family)	Continuing Education Facility
East	High Density Residential	RD-1,250 (Residential-Multiple Family)	Single-family House
West	High Density Residential	R-1-7500 (Residential-Single Family)	Single-Family Houses

EXHIBIT A - 45 pages

C. Site Characteristics: The site is undeveloped and flat. There are curb, gutter, and sidewalk improvements along both the Dexter Street- and Fourth Avenue-facing sides and curb and gutter elements only along Fourth Avenue. Both abutting streets are fully improved Local Streets (under the road classification of the General Plan), and the rearward alley is totally improved as well.

D. Development Standards and Project Data: Please refer to the sections of the report below and, for the associated development proposal, to the attached Staff Report from the December 10, 2013 Planning Commission meeting, when the Commission first considered and approved the underlying project, a three-unit apartment development and related improvements.

ANALYSIS

A. Background:

In December 2013, the Planning Commission unanimously (5-0) approved applications Site Plan Review (SPR) 13-015 and Minor Variance (MV) 13-006 for the construction of a three-unit development and associated improvements on a long-vacant, roughly 8,325-square foot site locate at the southeast corner of Dexter Street and Fourth Avenue. The two-building residential proposal is oriented toward Fourth Avenue, though development-related vehicle and pedestrian access would be from Fourth as well as Dexter and a rearward alley.

The residential project was designed as and reviewed by staff as a condominium project with the potential of enabling dwelling unit sales. The applicant has processed final construction plans, which are near approval under Plan Check. The applicant then submitted a Parcel Map application to follow-through with the intention of selling the units after construction.

For full project details, as indicated above, the Planning Commission should refer to the attached Staff Report from the December 10, 2013 Commission meeting under Exhibit 1, to the Minutes for that meeting under Exhibit 2, and to the final project conditions under Exhibit 3. We clarify here that the focus of this review is on the Parcel Map application only and whether it conforms to the associated, previously approved development proposal, not on the design adequacy and potential impacts of the development.

The Parcel Map application was continued from the last Planning Commission meeting to allow the applicant additional time to receive Los Angeles County Fire Department approval of water pressure adequacy concerning a site-adjoining fire hydrant. The County Fire Department has requested that the City not present any development applications to the Planning Commission until the Department approves the sufficiency of development-serving fire hydrants. Staff recently determined that this approval has been granted.

B. Proposed Project:

1. Key Parcel Map Elements – The Parcel Map application calls for a one-lot condominium-type subdivision. Under this type of subdivision, future occupants would own the air spaces around their respective dwelling units and equal interests in certain common areas. The overall development would be managed by a homeowners association (HOA), which would further be governed by City-approved conditions and the codes, covenants, and restrictions (CC&Rs).

2. Relation of Proposed Parcel Map to Previously-Approved Project – The property size and dimensions and the building and other improvements that are depicted on the Parcel Map conform to the corresponding elements included in the approved project plans. In addition, the Parcel Map does not conflict with any conditions of approval of the previously granted, development-related applications or the Zoning (Title 17) or Subdivision (Title 16) Chapters of the Covina Municipal Code (CMC).

C. Findings for Parcel Maps:

1. All associated provisions of the State Subdivision Map Act (SMA) have been met.

   Facts: Application Parcel Map (PM) 72690 complies with the applicable State SMA provisions, and, in further application processing and review, staff will ensure continuing compliance.

2. All associated provisions of Title 16 (Subdivisions) of the CMC have been met.

   Facts: Application Parcel Map (PM) 72690 complies with the applicable Title 16 provisions, and, in further application processing and review, staff will ensure continuing compliance.

3. The proposed conversion of the housing classification of the development is consistent with the goals, objectives, policies, general land uses, and programs specified in the General Plan including the Housing Element, and with any applicable specific plan.

   Facts: The PM request would not in any manner conflict with any component of the General Plan, including the Housing Element, and no specific plan is associated with the property. The project only entails converting a previously-approved 3-unit residential development proposal on a roughly 8,325-square foot site now under Plan Check review to condominiums to enable the dwelling unit sales.

4. The maximum number of units proposed is consistent with the objectives, purposes and standards of the General Plan, Zoning Code, and/or any applicable specific plan.

Facts: The project density of the associated 3-unit residential development that was previously approved by the City (15.8 dwelling units per acre of land) conforms to the density limits of the General Plan (High Density Land Use category, 14.1-22.0 dwelling units per acre) and the Zoning Code (RD-1,250/Residential Multiple Family zoning district, generally up to 4 dwelling units allowed).

5. With the increase in units resulting from the overall development proposal, the project would meet the requirements of the zoning code and provides adequate parking, landscaping, open space, etc.

   Facts: The associated proposed residential project, as addressed during the approval of application SPR 13-015, will generally meet the applicable zoning requirements. Notably, all required parking is included in the project approval. Minor shortfalls in certain requirements were addressed under application MV 13-006.

6. The overall design, physical condition and amenities of the condominium conversion or proposed development are consistent with those associated with condominium developments throughout the City, and such elements achieve a high degree of appearance, quality, and safety.

   Facts: The associated proposed residential project, as addressed during the approval of the above-noted zoning applications, surpasses the design elements of similar smaller condominium developments in the City. In addition, the development was approved based on enhanced architectural and landscape requirements to ensure conformity with the surroundings.

7. There is no evidence in the public hearing record to indicate that vacancies in the project were intentionally increased for the purpose of preparing the project for conversion.

   Facts: This finding is not applicable because the underlying development has not been constructed or is currently under Plan Check review.

8. There is no evidence in the public hearing record to indicate that tenants have been coerced to publicly support or approve the conversion, or to refrain from publicly opposing it, or to forgo any assistance to which they may be entitled.

   Facts: This finding is not applicable because the underlying development has not been constructed or is currently under Plan Check review.

PUBLIC HEARING NOTICE AND NOTIFICATION

The applicant was given a copy of the staff report with associated attachments, all property owners within a radius of at least 300 feet from the overall project site were mailed notices of the Planning commission public hearing on January April 30, 2015, a minimum of ten (10) days before the initial hearing as required by law. In addition, the public hearing notice was published in the San Gabriel Examiner newspaper on the same day, April 30, 2015.

ENVIRONMENTAL DETERMINATION

Pursuant to the provisions of the California Environmental Quality Act (CEQA), the City has analyzed the proposed project and concluded that it will not have the potential for causing a significant effect on the environment. Therefore, it has been determined that the project proposal would be categorically exempt in accordance with Section 15315 of the CEQA Guidelines.

RECOMMENDATION

Planning staff recommends that the Planning Commission recommend to the City Council approval of Parcel Map (PM) No. 72690 and Resolution 2015-009, which includes the proposed conditions of approval.

Prepared by:

Alan Carter

Alan Carter, City Planner

Reviewed and Approved by:

_____

Kim Raney,
Police Chief/Acting Community Development Director

EXHIBITS

1. Planning Commission Staff Report on applications SPR 13-015 & MV 13-006 from 12-10-13 (including reduced sized project plans)
2. Minutes from 12-10-13 Planning Commission Meeting
3. Final Conditions of Approval for applications 13-015 & MV 13-006
4. Location Map #1 (with adjoining addresses)
5. Location Map #2 (aerial view)
6. 300-foot Radius Map and Notification
7. Project Plan (reduction), full size under separate cover
8. Resolution with Conditions of Approval

CITY OF COVINA

STAFF REPORT

DECEMBER 10, 2013
ITEM NUMBER 7

TO: **PLANNING COMMISSION**

FROM: **LISA BRANCHEAU, ASSISTANT TO THE CITY MANAGER**
a.c.

COORDINATOR: **ALAN CARTER, CITY PLANNER**

SUBJECT: **APPLICATIONS SPR 13-015 AND MV 13-006**

APPLICANT:

Michael Cirrito

REQUEST:

a. Application **SPR 13-015**, a Site Plan Review for the development of a three-dwelling unit apartment building and associated improvements; and
b. Application **MV 13-006**, an appeal of a Minor Variance for the generally minor reduction in certain zoning-related requirements for the project.

LOCATION:

276 West Dexter Street (currently vacant site at southeast corner of Dexter Street and Fourth Avenue)

SURROUNDING LAND USES AND ZONING:

	EXISTING LAND USE	ZONING
Site	Vacant land	RD-1,250 (Residential – Multiple Family)
North	Apartments	RD-1,250 (Residential – Multiple Family)
South	Portion of Adult School Facility	RD-1,250 (Residential – Multiple Family)
East	House	RD-1,250 (Residential – Multiple Family)
West	Houses	R-1-7500 (Residential – Single Family)

EXHIBIT B – 15 PAGES

GENERAL PLAN DESIGNATION:

High Density Residential (surrounding General Plan Land Use Map designations can be viewed on Land Use Map on city website)

NOTIFICATION OF APPLICANT AND ADJACENT PROPERTY OWNERS:

The applicant, which is the same individual that owns the appurtenant property, and the applicant's design representative have been mailed copies of the staff report. Although under State and local laws the consideration of the two applications by the Planning Commission does not require a formal public hearing, as a courtesy and to facilitate public input on the overall development proposal, on December 6, 2013, all property owners within a radius of roughly 100 feet from the project site were mailed special notices of the Planning Commission's scheduled consideration of the applications.

ENVIRONMENTAL DETERMINATION:

Pursuant to the provisions of the California Environmental Quality Act (CEQA) and, in particular, the CEQA Guidelines, the project is categorically exempt based on CEQA Section 15303.b, which states that, for urbanized areas, multiple family developments of up to six dwelling units do not require an environmental-related review. As noted in this report, the project proposal would entail three multiple family units.

BACKGROUND:

The applicant/property owner submitted two applications to construct a three-dwelling unit apartment development and associated improvements on a long-vacant, unimproved site at 276 West Dexter Street. Key components of the request would consist of two two-story buildings with attached parking garages that would generally be oriented toward Fourth Avenue; garages that would take access from both Fourth Avenue and a rearward alley; two open parking spaces; dwelling unit-related, ground level patios on the eastern side of the buildings; and landscaping around the street side yard areas. The applicant intends to convert the apartment development to a condominium in the future. Therefore, the development has been designed relative to condominium standards. Because the site lies adjacent to properties with single family-focused zoning (i.e., houses located westerly or across Fourth Avenue) under Section 17.64.050 of the Covina Municipal Code (CMC), the Planning Commission would function as the approval authority for the Site Plan Review (SPR) application or the overall development proposal.

The applicant also submitted an administrative Minor Variance (MV) application to reduce certain zoning-related requirements to accommodate the project. Under staff policy, MV-related letters are sent out to property owners adjacent to a development site, which occurred here. Because one of the adjacent property owners (at 270 West Dexter Street, a single-family property to the immediately east) submitted an appeal of the MV application (on the primary basis that the required findings could not be met), also in accordance with staff policy, the Planning Commission would need to make a determination on that application as well. The MV application appertains to the following zoning-associated items:

1. **Second story front yard building setback** (measured from front property line) – reduction from 40 feet (required under the Covina Municipal Code) to 36 feet (and to 29 feet for stairwell);

2. **Second story rear yard building setback** – reduction from 25 feet to 19 feet;

3. **First and second story street side yard building setback** – reduction from 12 feet, 6 inches to 11 feet, 3 inches;

4. **Garage interior depths** (all) – reduction from 20 feet to 19 feet;

5. **Total usable yard area** (refers to ground-level patios) – reduction from 1,225 square feet to 800 square feet; and

6. **Usable yard area width** (all) – reduction from 12 feet to 10 feet.

For clarification on the various components and details of the proposed development, the Planning Commission should refer to the subsequent sections of the report, to the proposed conditions of approval, and to the associated project plans. The Planning staff will provide a verbal summary of the key elements of the overall project proposal and the two applications during the meeting presentation.

ANALYSIS AND FINDINGS – SITE PLAN REVIEW:

The Site Plan Review application pertains to the overall project or development. Based on an analysis of the proposed project, the staff recommends that the Planning Commission make the following findings for this application:

1. All provisions of the Zoning Ordinance are complied with.

   Fact: The project would comply with or meet the intent of applicable zoning provisions of the "RD-1,250/Residential – Multiple Family" zoning district, notably concerning lot coverage, distance between buildings, building height, and the total required number of on-site parking spaces. Where necessary, certain generally minor deficiencies in the project design have been addressed under an associated Minor Variance application. In addition, notwithstanding the Minor Variance component of the overall development proposal, from a practical standpoint, the site appears to be adequate in size, shape, and topography to accommodate the proposed three-unit apartment development and associated improvements. Moreover, the staff believes that the "classic Spanish style" building design would be attractive and harmonious with the surroundings and would further a key intent of the Covina Design Guidelines, which is for the City to require high quality development.

2. The basic elements are so arranged that traffic congestion is avoided, pedestrian and vehicular safety and welfare are protected, and no adverse effects will occur on surrounding properties.

Fact: The Planning staff believes that the surrounding streets, notably Dexter Street, Fourth Avenue, and, to the south, Puente Street (with the current width being maintained for the foreseeable future), have sufficient widths and capacities to safely accommodate the additional estimated 17.1 daily vehicle trips (based on 5.7 trips per dwelling unit) that the proposed three-unit apartment development would generate. And in accordance with City requirements, the rearward alley would be widened slightly to better serve the subject development and (relative to recent and future alley widenings on surrounding properties) the appurtenant block. (Under the General Plan, neither Dexter Street nor Fourth Avenue needs to be widened.) Based on the current submittal, the Public Works Department has determined that a project-specific traffic study, which would typically involve such analytical factors as trip generation rates, flow characteristics, and impacts on the surrounding street system, would not be required. Lastly, under the proposed site plan (and upon addressing all of the conditions of approval), the staff believes that the layout of the development-related parking and associated drive aisles or access ways should function in a manner that would further both safe on-site pedestrian and vehicular circulation and a safe interface with respect to the abutting streets and alley.

3. The project design conforms to the General Plan and any design guidelines or specific plans that may be applicable to the project.

Fact: The overall project proposal would conform to the provisions of the "High Density Residential" land use designation of the Covina General Plan, including those pertaining to project density (with the development equating to roughly 16.0 dwelling units per net acre of land, well below the applicable limit of 22.0 units per acre). The goals and polices of the General Plan further encourage, around the community, the development, redevelopment, and improvement of older, underutilized, and/or vacant residential properties into viable residential uses and associated building elements for aims such as neighborhood revitalization, community image enhancement, and economic development (while meeting or otherwise addressing applicable development standards). Therefore, because the underlying site has long been vacant and unsightly, relative to dead, overgrown, or non-maintained landscaping (and, at times, has experienced illegal dumping), the proposed higher quality three-unit apartment development and associated improvements would further the goals and policies of the General Plan and would embody a major enhancement to the fabric of

the surrounding area. The Planning staff additionally believes that the design of the building would be attractive and stylish, with varying materials and building/trim features, sufficient articulation, and a tile roof, and therefore, the project would conform to the provisions of the Covina Design Guidelines and would be consistent, if not further, the style or building architecture of similar new or remodeled developments in the community—yet, as previously stated, would also reflect a historic character. Moreover, notwithstanding the requested Minor Variance application, the building architecture—when considered with the height and location of the appurtenant two structures and the building setbacks that are proposed, should be compatible with the surrounding single-family properties. Lastly, the Planning staff will require that the on-site landscaping be based on an enhanced landscape design plan to additionally bolster conformity with the General Plan and the Design Guidelines and to further the building architecture or overall project design and, in particular, its compatibility with the surroundings.

4. The project design is harmonious, consistent, and complete within itself and functionally and visually compatible with neighboring land uses.

   Fact: Although a Minor Variance application was needed to accommodate the project proposal, the site design should nevertheless be functional, internally consistent, and well-buffered from, yet also compatible with, adjacent residential uses. Also, relative to the current vacant and somewhat deteriorating or unsightly condition of the property, the project would result in a major aesthetic improvement from all surrounding views. In addition, the conditions of approval would provide the City with adequate safeguards for ensuring project compatibility with the surroundings or that the proposed three-unit apartment development would not generate any problems relative to the adjacent residences and uses.

5. The development will constitute an adequate environment for the intended use by sustaining the desirability and stability of the neighborhood and community.

   Fact: The project site, again, even with the need for a Minor Variance to address certain generally minor deficiencies in the project design relative to applicable zoning provisions, would still be well-suited for the proposed apartment development because of its size, location off of and orientation on two local streets and an alley, relationship to other residential and to institutional properties, and direct street and alley access. In other words, based on the aforementioned factors and based on an evaluation of the overall proposal by the Planning staff, the proposed apartment development and associated quality improvements, concerning site design, building architecture, and upgraded landscaping, should be viable at the location and, correspondingly, should bolster the

character and vitality of the surroundings. Moreover, no potentially adverse impacts on the adjacent residential and institutional properties were identified by the staff during project review.

6. Proposed lighting is so arranged as to reflect the light away from adjoining properties.

   Fact: All outside lighting will be required to be designed and located/oriented in a manner that would prohibit glare onto adjacent properties, while meeting minimum illumination levels of the City for safety. The Planning staff would verify lighting adequacy during the subsequent plan check or construction plan review process.

7. Proposed signs will not by size, location, color, or lighting interfere with traffic or limit visibility.

   Fact: Currently, no apartment-type signs are proposed for the project. Any such signs would need to be lower profile in character, conforming to the characteristics of a predominately residential area, and would be reviewed subsequently for conformance with applicable signage requirements.

ANALYSIS AND FINDINGS – MINOR VARIANCE:

The Minor Variance application pertains to the proposed reduction in certain zoning-related requirements to accommodate the project proposal. Based on an analysis of the proposed project, the staff recommends that the Planning Commission make the following findings for this application:

A. There are exceptional or extraordinary circumstances or conditions applicable to the property involved which do not apply generally to other property in the same vicinity and zone.

   Fact: The underlying site consists of a long-vacant, somewhat unsightly property in which a private party is attempting to construct a three-unit apartment development and associated improvements. Virtually all properties on the appurtenant block have been at least partially redeveloped with multiple family buildings over the years. For the 15 properties on this block (the 200 Block of West Dexter Street) that front on Dexter Street (including the subject site), the average lot size is 12,943 square feet and the average lot width is 72 feet. By contrast, the size of the property in question is only 8,309 square feet in area, with a lot width of 45 feet (and the property lies on a corner, which triggers a greater setback on one side (the street side) than would be applicable on most of the other properties). In other words, if this property had more land area and was wider, the Minor Variance application would likely not be

needed. (And many similar—and larger—residential developments have been built around the City in recent years that have not needed a Minor Variance, such as the four-unit multiple family development now undergoing construction at 971 West Cypress Street.) Moreover, concerning the 45-foot width of the subject site, virtually all other corner, multiple family-zoned properties in the downtown and around the community are wider than that. In short, the Planning staff believes that these limitations constitute exceptional or extraordinary circumstances that do not apply to the surrounding properties and, therefore, that the Minor Variance is necessary for the preservation and enjoyment of a substantial property right of the applicant, which is possessed by other property owners under like conditions in the same vicinity and zone, and would not constitute a grant of special privilege. In addition, the Planning staff believes that these circumstances are bolstered by the facts that, under the project design, the lot coverage of all structures on the subject property would be 32.7 percent, which is under the maximum permitted coverage of 35.0 percent and that, despite the inclusion of the Minor Variance application in the project proposal, as noted under the Site Plan Review findings above, the overall project would function well both internally and with respect to the surroundings and would comply with or meet the intent of the other zoning-related provisions.

B. Such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant, which right is possessed by other property owners under like conditions in the same vicinity and zone, and the adjustment thereby authorized shall not constitute a grant of special privilege inconsistent with the limitations upon other property in the same vicinity and zone.

Fact: The underlying site consists of a long-vacant, somewhat unsightly property in which a private party is attempting to construct a three-unit apartment development and associated improvements. Virtually all properties on the appurtenant block have been at least partially redeveloped with multiple family buildings over the years. For the 15 properties on this block (the 200 Block of West Dexter Street) that front on Dexter Street (including the subject site), the average lot size is 12,943 square feet and the average lot width is 72 feet. By contrast, the size of the property in question is only 8,309 square feet in area, with a lot width of 45 feet (and the property lies on a corner, which triggers a greater setback on one side (the street side) than would be applicable on most of the other properties). In other words, if this property had more land area and was wider, the Minor Variance application would likely not be needed. (And many similar—and larger—residential developments have been built around the City in recent years that have not needed a Minor Variance, such as the four-unit multiple family development now undergoing construction at 971 West Cypress Street.) Moreover, concerning the 45-foot width of the subject site, virtually all other corner,

multiple-family-zoned properties in the downtown and around the community are wider than that. In short, the Planning staff believes that these limitations constitute exceptional or extraordinary circumstances that do not apply to the surrounding properties and, therefore, that the Minor Variance is necessary for the preservation and enjoyment of a substantial property right of the applicant, which is possessed by other property owners under like conditions in the same vicinity and zone, and would not constitute a grant of special privilege. In addition, the Planning staff believes that these circumstances are bolstered by the facts that, under the project design, the lot coverage of all structures on the property would be 32.7 percent, which is under the maximum permitted coverage of 35.0 percent and that, despite the inclusion of the Minor Variance application in the project proposal, as noted under the Site Plan Review findings above, the overall project would function well both internally and with respect to the surroundings and would comply with or meet the intent of the other zoning-related provisions.

C. The granting of the variance will not be materially detrimental to the public health, safety, convenience and welfare or injurious to property and improvement in the same vicinity and zone in which the property is located.

Fact: During project analysis, the Planning staff did not identify any negative impacts of the proposal, such as parking or circulation, with respect to the surroundings. As also noted under the Site Plan Review findings above, the apartment development would constitute a major aesthetic and functional improvement over the appurtenant vacant, somewhat deteriorating site. Furthermore, the applicant will be required to obtain building permits following the land use entitlement process to further ensure that the structures will meet all life and safety concerns of the California Building Code. And lastly, the project-related conditions of approval will provide the City with adequate safeguards for preventing and issues over the long term. Therefore, the granting of the Minor Variance will not be materially detrimental to the public health, safety, convenience and welfare or injurious to property and improvement.

D. The granting of such a variance will not be contrary to the objectives of the general plan.

Fact: The Minor Variance would grant a modification to certain development standards but would not detract in any way from the permitted residential uses on the property, or the residential and other uses on surrounding sites, and would not detract from either the applicable "Medium Density Residential" General Plan land use designation, as noted above, or from the associated "RD-1,250" zoning district. Moreover, the development would not be contrary to the objectives of the General Plan but would support its provisions. For example, General Plan Residential Land Use

Policy No. 1 states that the City shall permit development at density ranges and quantities that reflect existing and desired scales of building construction and revitalization in the community, as well as physical and environmental constraints, that address the intent of regional housing obligations, that will allow for moderate future growth, and that will not inhibit the City's ability to meet street capacities and to provide other infrastructure, adequate community services, and utilities. In brief, it is believed that the overall project proposal would further or implement this and other General Plan goals, objectives, and policies.

STAFF RECOMMENDATION:

Based upon all of the evidence and testimony submitted to the Planning Commission and after full analysis and consideration, the Planning staff recommends that the Planning Commission approve applications SPR 13-015 and MV 13-006, subject to the attached Conditions of Approval.

EXHIBITS:

A. Conditions of Approval
B. Surrounding Property Notification Letter on Development Proposal (including colored elevations)
C. Project Plans (provided under separate cover)
D. Larger Colored Elevations and Color and Materials Board (both provided at meeting)
E. Area Map

CITY OF COVINA

125 East College Street ● Covina, California 91723-2199

December 5, 2013

Dear Property Owner:

The purpose of this letter is to inform you that at a public meeting on December 10, 2013 at 7:30 p.m., the Covina Planning Commission will consider a request to construct a 3-unit apartment development (application Site Plan Review (SPR) 13-015) on the now-vacant property at 276 West Dexter Street (southeast corner of Dexter Street and Fourth Avenue—see attached Location Map for clarification). The meeting will be held in the Covina City Hall Council Chamber, which is located at 125 East College Street. (The Council Chamber is located in back of the main/two-story City Hall building, and it is accessible from a rearward parking area.) The primary project plans for the development proposal are also attached to this letter. Although under local law public notification is not required for this meeting, the City staff is notifying you and the owners of properties located within 100 feet of the project site to invite you to the meeting and to make any comments on the proposal that you may have.

The Planning Commission will also consider at the same public meeting the appeal of an associated zoning application, Minor Variance 13-006. Under this application, the project developer is asking to reduce certain zoning-related requirements to accommodate the project. They are listed below:

1. Second story front yard building setback (measured from front property line) – reduction from 40 feet (required under the Covina Municipal Code) to 36 feet (and to 29 feet for stairwell);

2. Second story rear yard building setback – reduction from 25 feet to 19 feet;

3. First and second story street side yard building setback – reduction from 12 feet, 6 inches to 11 feet, 3 inches;

4. Garage interior depths (all) – reduction from 20 feet to 19 feet;

5. Total usable yard area (refers to ground-level patios) – reduction from 1,225 square feet to 800 square feet; and

6. Usable yard area width (all) – reduction from 12 feet to 10 feet.

Under administrative practice, a Minor Variance-related letter was previously mailed only to the properties abutting 276 West Dexter Street, and a written appeal on the application was subsequently submitted by one of the property owners. Therefore, the matter will be reviewed by the Planning Commission.

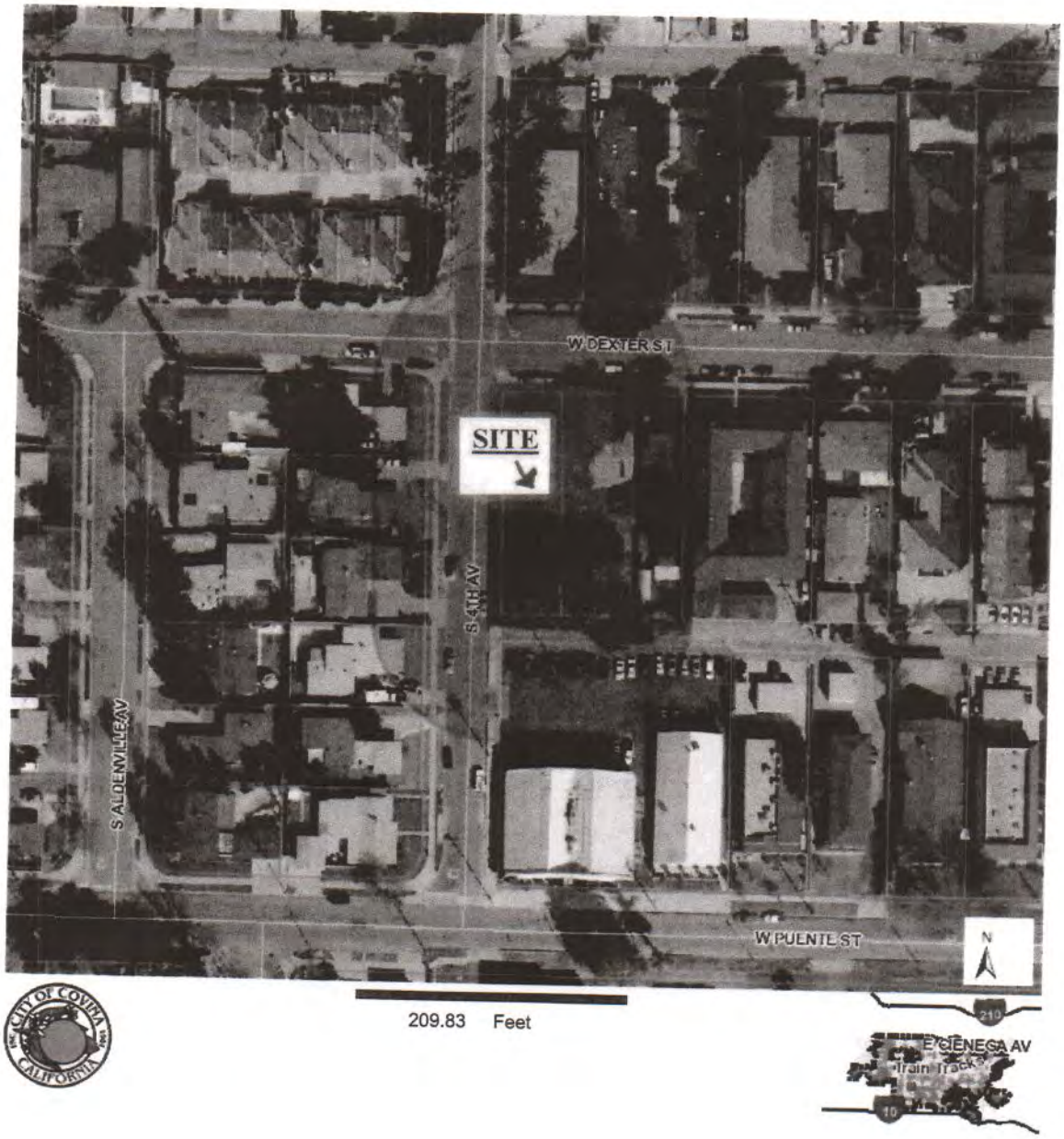
If you have any questions concerning this letter or the overall project proposal, feel free to contact me at (626) 384-5454. Thank you.

Sincerely,

Alan Carter

Alan Carter
City Planner
City of Covina

LOCATION MAP - 276 WEST DEXTER STREET



PROJECT DATA :

LOT AREA	8,309 S.F. +/-
ASSESSORS PARCEL NO.	844-010-011
OCCUPANCY GROUP	R-3 / U-1
CONSTRUCTION TYPE	V (B)
ZONE	RD-1250
PROPERTY DESCRIPTION	COVINA W 45 FT OF LOT 10 BLK 20
PROPOSED	PROPOSED NEW CONSTRUCTION OF : (3) SINGLE FAMILY RESIDENCES WITH ATTACHED 3-CAR GARAGE

SINGLE FAMILY RESIDENCE

UNIT A 1,382 S.F.

2 STORY

3 BEDROOM / 2.5 BATH

FIRST FLOOR	568 SF	968 SF +/-
SECOND FLOOR	816 SF	
2-CAR GARAGE	400 SF +/-	
PATIO	413 SF	

UNIT B 1,245 S.F.

2 STORY

2 BEDROOM / 2.5 BATH

FIRST FLOOR	367 SF	767 SF +/-
SECOND FLOOR	878 SF	
2-CAR GARAGE	400 SF +/-	
PATIO	202 SF	

UNIT C 1,239 S.F.

2 STORY

2 BEDROOM / 2.5 BATH

FIRST FLOOR	568 SF	939 SF +/-
SECOND FLOOR	661 SF	
2-CAR GARAGE	400 SF +/-	
PATIO	259 SF	

2,721 S.F. / E. 3099 = 33.74 %

PARKING :

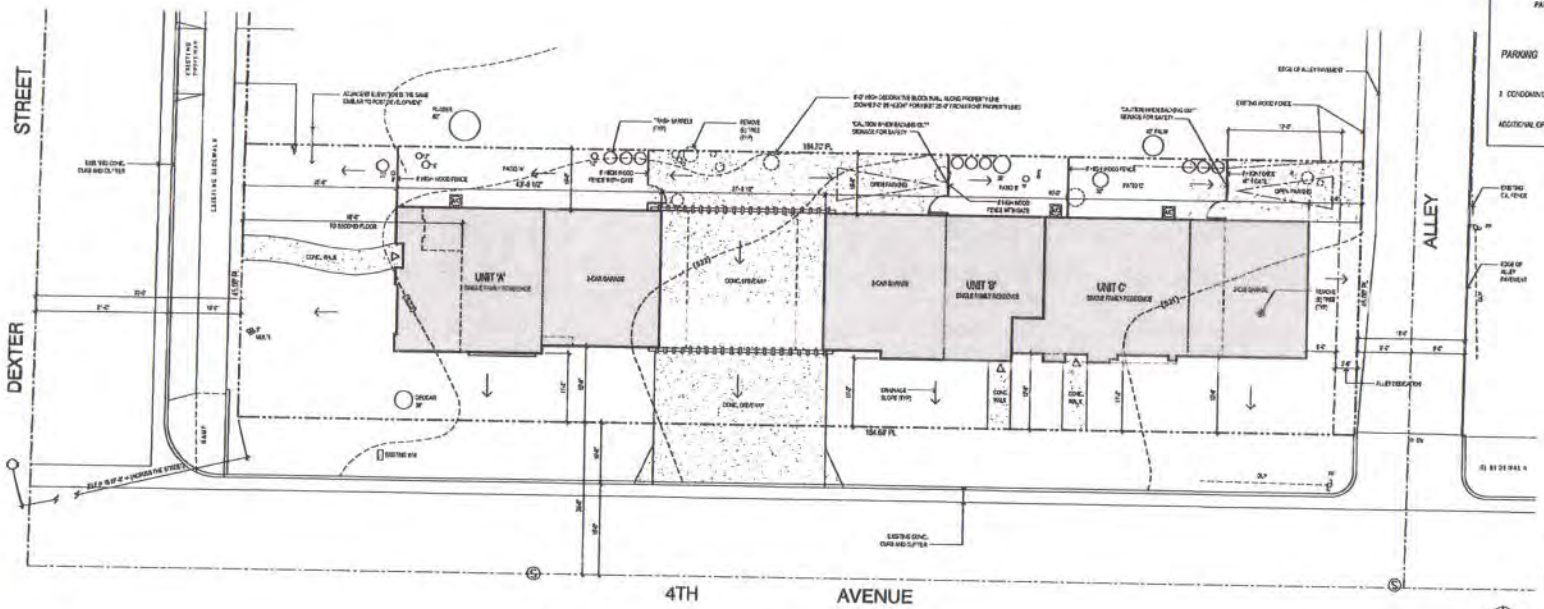
	REQUIRED	PROVIDED	TOTAL
3 CONDOMINIUM	2 - CAR GARAGE @ EA. UNIT	2 - CAR GARAGE @ EA. UNIT	6
ADDITIONAL OPEN PARKING	2	2	2

RESIDENTIAL CONSTRUCTION MINIMUM REQUIREMENTS:

APPLICABLE CODES :

2010 EDITION OF THE CALIFORNIA RESIDENTIAL CODE (CRC).
2010 CALIFORNIA BUILDING CODE (CBC)
2010 CALIFORNIA PLUMBING CODE (CPC).
2010 CALIFORNIA MECHANICAL CODE (CMC).
2010 CALIFORNIA ELECTRICAL CODE (CEC)
2010 CALIFORNIA GREEN BUILDING STANDARDS CODE (CG)
2008 BUILDING ENERGY EFFICIENCY STANDARDS (BEES)
2010 CALIFORNIA RESIDENTIAL CODE (CRC)

VICINITY MAP SCALE: NTS



SITE PLAN LEGEND:

- FIRST FLOOR LINE
- SECOND FLOOR LINE
- CONCRETE DRIVEWAY / WALK
- PROPERTY LINE
- EXISTING TREE TO BE REMOVED (VERIFY IN FIELD)

SITE PLAN SCALE: 1/8"=1'-0" -

DRAFTING & Design, ltd.
158 WEST ORANGE STREET, COVINA, CA 91723-2011
E-MAIL: DRAFT_DESIGN@ARTH.INK.NET
WWW.DRAFTINGANDDESIGNLTD.COM
(626) 915-2303
STEVE EIDE

CONTRACTOR / DEVELOPER: B-4

PROPOSED FOR:
MICHAEL CIRRITO
1065 BONITA AVE.
LA VERNE, CA 91750
(909) 971-0050

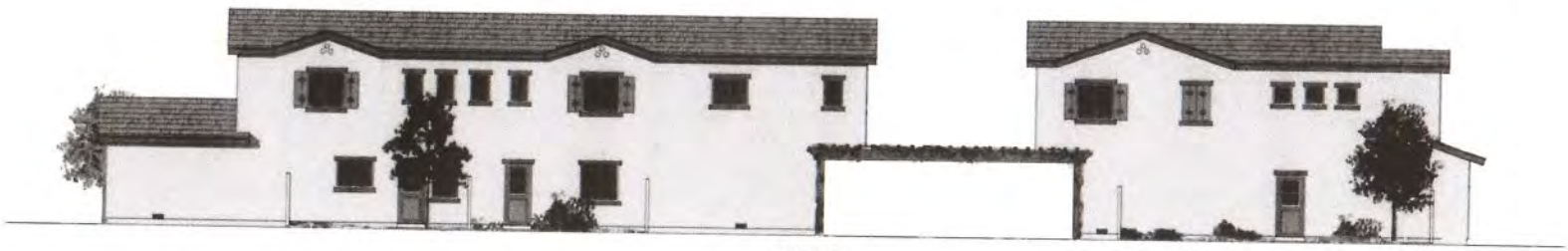
PROJECT:
3 UNIT CONDO
276 W. DEXTER ST.
COVINA, CA 91723

07-23-13
05-1-13

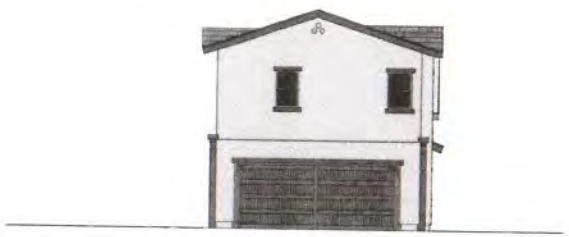
FN 3010-G

SHEET NO.
1

WEST ELEVATION (FOURTH AVENUE)



EAST ELEVATION



NORTH ELEVATION (DRIVEWAY)

SOUTH ELEVATION (DRIVEWAY)

NORTH ELEVATION (DEXTER STREET)

SOUTH ELEVATION (ALLEY)

COLORED ELEVATIONS | SCALE: 3/16"=1'-0" | -

B-5

DRAFTING & Design, ltd.
158 WEST ORANGE STREET, COVINA, CA 91723-2011
EMAIL: DRAFT_DESIGN@EARTHLINK.NET (626) 915-2303
WWW.DRAFTINGANDDESIGNLTD.COM STEVE EIDE

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DRAWN BY

CONTRACTOR / DEVELOPER:

PROPOSED FOR:
MICHAEL CIRRITO
4095 BONITA AVE.
LA VERNE, CA 91750
(909) 971-0050

PROJECT:
3 UNIT CONDO
275 W. DEXTER ST.
COVINA, CA 91723

07-23-13
05-1-13

PN 3003-G

SHEET NO.
5

AREA MAP

E-1

EXHIBIT E

RESOLUTION NO. 15-7363

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, APPROVING APPLICATION PARCEL MAP (PM) 72690 FOR THE DEVELOPMENT OF A 3-UNIT CONDOMINIUM AND ASSOCIATED IMPROVEMENTS ON A ROUGHLY 8,925-SQUARE FOOT LOT LOCATED AT 276 WEST DEXTER STREET – APN: 8444-010-011

WHEREAS, 276 W. Dexter Street, LLC (applicant and property owner) has filed a Parcel Map (Application) to apply to a previously approved (on December 10, 2013, under applications Site Plan Review (SPR) 13-015 and Minor Variance (MV) 13-006) 3-unit apartment building and associated improvements on a roughly 8,925-square foot lot located at 276 West Dexter Street, California 91723 (Property); and

WHEREAS, on May 12, 2015 and on May 26, 2015, the Planning Commission conducted duly noticed public hearings at which time oral and written evidence along with a written recommendation from the Planning Division was presented to the Planning Commission, and at which time all parties were afforded the opportunity to rebut the evidence presented. The Planning Commission concluded said hearings on the latter date; and

WHEREAS, on June 16, 2015, the City Council conducted a duly noticed public hearing at which time oral and written evidence along with a written recommendation from the Planning Commission was presented to the City Council, and all parties were afforded the opportunity to rebut the evidence presented; and

WHEREAS, all legal prerequisites prior to adoption of this Resolution have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The foregoing recitals are true and correct and are incorporated herein and made an operative part of this Resolution.

SECTION 2. After giving full consideration to all evidence presented at the public hearing, both oral and documentary, and after being fully informed, said City Council does hereby find and decide:

1. All associated provisions of the State Subdivision Map Act (SMA) have been met.

   Fact: Application Parcel Map (PM) 72690 complies with the applicable State SMA provisions, and, in further application processing and review, staff will ensure continuing compliance.

EXHIBIT C – 15 PAGES

2. All associated provisions of Title 16 (Subdivisions) of the CMC have been met.

   Fact: Application Parcel Map (PM) 72690 complies with the applicable Title 16 provisions, and, in further application processing and review, staff will ensure continuing compliance.

3. The proposed conversion of the housing classification of the development is consistent with the goals, objectives, policies, general land uses, and programs specified in the General Plan including the Housing Element, and with any applicable specific plan.

   Fact: The PM request would not in any manner conflict with any component of the General Plan, including the Housing Element, and no specific plan is associated with the property. The project only entails converting a previously-approved 3-unit residential development proposal on a roughly 8,325-square foot site now under Plan Check review to condominiums to enable the dwelling unit sales.

4. The maximum number of units proposed is consistent with the objectives, purposes and standards of the General Plan, Zoning Code, and/or any applicable specific plan.

   Fact: The project density of the associated 3-unit residential development that was previously approved by the City (15.8 dwelling units per acre of land) conforms to the density limits of the General Plan (High Density Land Use category, 14.1-22.0 dwelling units per acre) and the Zoning Code (RD-1,250/Residential Multiple Family zoning district, generally up to 4 dwelling units allowed).

5. With the increase in units resulting from the overall development proposal, the project would meet the requirements of the zoning code and provides adequate parking, landscaping, open space, etc.

   Fact: The associated proposed residential project, as addressed during the approval of application SPR 13-015, will generally meet the applicable zoning requirements. Notably, all required parking is included in the project approval. Minor shortfalls in certain requirements were addressed under application MV 13-006.

6. The overall design, physical condition and amenities of the condominium conversion or proposed development are consistent with those associated with condominium developments throughout the City, and such elements achieve a high degree of appearance, quality, and safety.

   Fact: The associated proposed residential project, as addressed during the approval of the above-noted zoning applications, surpasses the design elements of similar smaller condominium developments in the City. In addition, the development was approved based on enhanced architectural and landscape requirements to ensure conformity with the surroundings.

PH 3
Reso 15-7363

no evidence in the public hearing record to indicate that vacancies in the
vere intentionally increased for the purpose of preparing the project for
on.

Fact: This finding is not applicable because the underlying development has not been constructed or is currently under Plan Check review.

8. There is no evidence in the public hearing record to indicate that tenants have been coerced to publicly support or approve the conversion, or to refrain from publicly opposing it, or to forgo any assistance to which they may be entitled.

Fact: This finding is not applicable because the underlying development has not been constructed or is currently under Plan Check review.

SECTION 3. Pursuant to the provisions of the California Environmental Quality Act (CEQA), the City has analyzed the proposed project and concluded that it will not have the potential for causing a significant effect on the environment. Therefore, it has been determined that the project proposal would be categorically exempt in accordance with Section 15315 of the CEQA Guidelines.

SECTION 4. In consideration of the findings stated above, the City Council of City of Covina hereby approves this application, subject to all Conditions of Approval as shown in Exhibit "A," incorporated herein by reference.

SECTION 5. In consideration of the findings stated above, the City Council of City of Covina hereby approves this application, subject to all Conditions of Approval as shown in Exhibit "A," incorporated herein by reference.

SECTION 6. This Resolution shall take effect upon the effective vote of the City Council and the appropriate signatures below.

SECTION 7. The City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED on the 16th day of June 2015.

John King, Mayor

ATTEST:

Mary Lou Walczak, City Clerk

APPROVED AS TO FORM:

Candice Lee, City Attorney

CERTIFICATION

I, Evelyn Leach, Interim Chief Deputy City Clerk of the City of Covina, California, do hereby certify that the forgoing Resolution No. 15-7363 was adopted by the Covina City Council at a regular meeting thereof held on the 16th day of June, 2015, by the following vote:

AYES:	**Allen, Delach, King, Marquez, Stapleton**
NOES:	**None**
ABSTAIN:	**None**
ABSENT:	**None**

Evelyn Leach
Interim Chief Deputy City Clerk

CITY OF COVINA
RESOLUTION N0. 15-7363 FOR PARCEL MAP (PM) NO. 72690
EXHIBIT A - CONDITIONS OF APPROVAL
June 16, 2015

1.0 TIME LIMITS:

1.1 If the Parcel Map is subsequently approved by the City Council, the approval shall expire one year from the date of application approval if the Parcel Map has not been recorded and an extension has not been granted.

2.0 GENERAL REQUIREMENTS:

2.1 The approval is for a one-lot, 8,323-square foot Parcel Map for condominium purposes, as depicted on the approved project plan on file with the City, pertaining to a previously-granted (by Planning Commission on December 10, 2015) 3-unit residential development and associated improvements at 276 West Dexter Street.

2.2 All Conditions of Approval for the previously-approved, development-related zoning applications (Site Plan Review (SPR) 13-015 and Minor Variance (MV) 13-006), except where they have been expressly superseded by this application, shall remain applicable to the underlying, overall development and to Parcel Map (PM) NO. 72690. These Conditions of Approval shall also be referenced in the implementation of these Conditions.

2.3 In accordance with Section 17.64.120 of the Covina Municipal Code (CMC), all utilities serving the development shall be installed underground.

2.4 The staff of the Public Works Department shall verify that the Parcel Map conforms to all applicable provisions of Title 16 (Subdivisions) of the Covina Municipal Code and the State Subdivision Map Act (SMA). In addition, final Parcel Map approval shall be determined by the City Council.

2.5 Pursuant to the provisions of the California Environmental Quality Act (CEQA), the City has analyzed the proposed project and concluded that it will not have the potential for causing a significant effect on the environment. Therefore, it has been determined that the project proposal would be categorically exempt in accordance with Section 15315 of the CEQA Guidelines.

2.6 This approval will not be effective until the applicant/property owner has filed with the Planning Division an affidavit stating that he is aware of and agrees to accept all of the conditions of the approval.

2.7 The project or uses may proceed only in accordance with the approved plans on file with the Community Development Department, all representations of record made by the applicant(s), the conditions contained herein, the Covina Municipal Code, and the Covina Design Guidelines.

2.8 Minor modifications to this approval that are determined by the City Planner or his/her designee to be in substantial conformance with the approved project plans and that do not intensify or change the use or require any deviations from adopted standards may be approved by the City Planner upon submittal of an administrative application and the required fee.

2.9 Failure to comply with any conditions of approval noted herein or any future violation of conditions may result in revocation of project approval by the City.

2.10 Approval of this request shall not waive compliance with all other sections of the Covina Municipal Code, the Covina Design Guidelines, and all other applicable plans and non-City laws and regulations that are in effect at the time of building permit issuance.

2.11 The property and all improvements, including landscaping, must be maintained in a sound, healthy, and attractive condition free of weeds, visible deterioration, graffiti, debris and/or other conditions that violate the Covina Municipal Code.

2.12 The City shall have the reasonable right of entry to inspect the properties on the overall project site to verify compliance with the Conditions of Approval.

2.13 Permittee shall defend, indemnify and hold harmless the City, its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The City must promptly notify the permittee of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the permittee of any claim, action or proceeding, or if the City fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

2.14 The permittee shall reimburse the City for any court and attorney's fees which the City may be required to pay as a result of any claim or action brought against the City because of this grant. Although the permittee is the real party in interest in an action, the City may, at its sole discretion, participate at its own expense in the defense of the action, but such participation shall not relieve the permittee of any obligation under this condition.

2.15 If any provision of this approval is held or declared to be invalid, then the entire approval shall be void and the privileges granted hereunder shall lapse.

2.16 The costs and expenses of any code enforcement activities, including, but not limited to, attorneys' fees, caused by applicant's violation of any condition or mitigation measure imposed by this application or any provision of the Covina Municipal Code must be paid by the applicant.

2.17 All grading and all exterior (during construction and following project completion) drainage on the property shall conform to all applicable requirements of the Public Works Department.

2.18 Any proposed site features for the disabled that are associated with this project approval, including, but not limited to, property access identification, parking stall and unloading area dimensions, path of travel, and building access, must comply with all applicable State Codes and must first be reviewed and approved by the Building Division (please contact the Building Division for specific requirements).

2.19 During project construction, the applicant shall make a reasonable attempt(s) to address any construction related issues affecting any adjacent property(ies).

3.0 PRIOR TO THE ISSUANCE OF A BUILDING PERMIT:

3.1 Final plans incorporating all conditions of approval and any plan-related changes required in the approval process shall be submitted for review and approval by the City Planner prior to building permit issuance. The construction plan/documents must include specific details and delineation incorporating these conditions of approval, including any required Planning Division-related modifications.

3.2 All conditions of approval listed herein must be printed upon the face of and included as part of the final plans and specifications during the Plan Check process for the associated development proposal.

3.3 The Final Map shall be approved by the City Council and recorded with the Los Angeles County Recorder's Office.

3.4 In accordance with Chapter 11.36 of the Covina Municipal Code, no street trees adjacent to the site shall be cut or trimmed in any manner by any persons associated with property unless a written permit from the Public Works Department is first obtained.

3.5 **The following are requirements from the Building Division:** After you have successfully completed the Planning Division's plan review process, your plans should be ready for submitting to the Building Section for review of State and local Building Code requirements. These are general comments intended to prepare the applicant for a successful and expeditious plan review through the Building Section. Please be prepared to address the following checked items:

a. Please submit (6) sets of complete plans, including any proposed utilities and earthwork; two sets shall be "stamped approved" by the Covina Planning Division and include the Building Section's comments for consultant review. This project must comply with the 2013 California Building Standards and 2013 energy code.

b. Two sets each of any structural and energy calculations shall be submitted with the above mentioned plans. All calculations must bear an original signature from the documented author.

c. This project must comply with Federal and State Accessibility requirements to and throughout the building. Include compliance methods and structural details on the plans.

d. Demolition and renovations activities require an asbestos containing materials (ACM) survey (SCAQMD RULE 1403). The ACM report shall be prepared by an accredited testing laboratory in accordance with SCAQMD rules and regulations. Proof of notification to the South Coast Air Quality Management District (SCAQMD), Office of Operations, shall be submitted to the Building Division with your permit application for all renovations and demolition activities. Contact the SCAQMD at the address or number below for more information. Once any demolition activity has been approved by the SCAQMD, a formal demolition plan and permit must be obtained from the Building Division.

SCAQMD Headquarters; 21865 Copley Drive, Diamond Bar, CA, (909) 396-2381

e. The Los Angeles County Fire Department needs to review your construction plans. To expedite this process, you will need to contact one or more of their Regional plan check office(s): Appointments to discuss Fire Department requirements may be made between 7:30 a.m. and 10:30 a.m. The main office is located at 5823 Rickenbacker Road, Commerce, CA, 90040-3027. Regional plan check offices for the Los Angeles County Fire Department:

i. Glendora Office, Building Plan Review Only
231 W. Mountain View Avenue
Glendora, CA 91740
(626) 963-0067

ii. Commerce Office, Sprinkler & Alarm Plan Review
5823 Rickenbacker Road
Commerce, CA 90040-3027
(323) 890-4125

iii. Commerce Office, Land Development / Access
Rickenbacker Road
Commerce, CA 90040-3027
(323) 890-4243

f. Please provide an additional digital copy (pdf preferred) of the building floor plan, elevations, and site plan to be submitted to the LA County Tax Assessor. This copy should be in sufficient detail to allow the Assessor to determine the square footage of the building and, in the case of residential buildings, the intended use of each room. For additional information, please contact the LA County Assessor's Office, Public Service Desk at 888-807-2111.

g. The City of Covina has formally adopted a public noticing program for residential construction projects to provide the public with an opportunity to verify the validity of construction within their neighborhoods. This program requires the property owner and/or contractor to place a sign 14" high x 22" wide using a minimum black 24 point font (Arial) on a white background. The noticing sign must be suitable for outdoor use and placed within the front yard where it is clearly visible from the public right-of-way. The following items must be included on the residential noticing sign:

A) Address of construction project
B) Type of construction project
C) Name of contractor/owner
D) Telephone number of contact person
E) Contractor's license number
F) Permit number with date of issuance
G) City of Covina Building Division telephone number
H) Construction activity prohibited Monday through Saturday from 8pm-7am and all day on Sundays or Holidays unless otherwise permitted.

h. School District application and approval including any related fees must be provided before permit issuance.

i. Construction activity within 500 feet of a residential zone is prohibited between the hours of 8:00pm and 7:00am and on Sundays and Holidays unless otherwise permitted by the City.

j. The Building Section plan check process may address additional concerns.

(Further Building Requirements)

k. Provide soils report per previous corrections. (CRC R401.4.1.1.1)

l. Provide verification that this project has obtained the approval of 270 W Dexter to remove the existing fence between the properties.

m. **Architectural**

Sheet 1

- Occupancy group should be corrected to reflect R-3;
- The engineer of record shall provide a statement of special inspections indicating all special inspections and structural observations required, periodic, continuous, etc. per CBC 1704.3. Note on the plans that Deputy Inspectors are required to be registered and approved by the Building Department.

n. Sheet 2

- Please correct the bollard detail in garage to reference 10/SD2 to be consistent with structural pages.

o. Sheet 5

- Draft stop note in Section "E' should be corrected to fire block per CRC 302.11.
- Detail 16. Please provide details for required fire blocking @ intervals <10' horizontal for concealed space between parallel stud walls and at each floor (CRC 302.11)
- Please note ceiling in powder **room (corrected by Planning Commission on 5-26-15)** must be related separation due to offset in the fire wall between units. Supporting construction must also be rated per CRC 302.3.1.
- Correct reference to detail 17/SD4 in Section 'F' to correctly reference 17/SD3.

p. Sheet 6

- Please provide a footing detail for the trellis depicted in west elevation.

q. Sheet 7

- Add note that radiant barrier is required per energy calculations.

r. Sheet AD1

- Detail 16 Roof should reflect the correct tile materials.

s. Sheet AD2

- Detail 3 Roof should reflect the correct tile materials.
- Detail 18 description should reflect that it is a water heater detail and not a star detail.

t. **Structural**

General Comments

- Calculations need to be completed under the current 2013 CBC and ASCE 7-10 standards. Coefficients, Wind speeds, etc. must all be based on the current standards. Please correct structural calculation package.
- Stamp for Fred Sheu shows an expiration date of 6/30/2014

u. Sheet S1

- Plan for units B & C references a footing in the restroom which does not exist. Please correct.

v. **Mechanical**

Sheet M-1

- Equipment schedule must match equipment listed in energy calculations.

w. **Plumbing**

Sheet P-3

- Please show length of pipe runs for gas line sizing verification as well as BTU demand at each outlet.

x. **Electrical**

Sheet E-1

- Provide minimum (1) Smoke and Carbon Monoxide alarm per floor.

y. Sheet E-2
   - Provide minimum (1) Smoke and Carbon Monoxide alarm per floor.

z. Sheet E-3
   - Provide (2) 20A Small appliance circuits for receptacles in kitchen (CEC 210.11C1)
   - Note 2 should be corrected to indicate grounding to be in compliance with Article 250 of the 2013 CEC.

3.6 **The following are requirements from the Engineering Division:** Any off-site improvements within the public right-of-way will require a permit from Engineering Division of the Public Works Department.

a. A copy of a current grand deed or title policy showing the current record owner(s) and a legal description of the subject property shall be submitted.

b. The current owner(s) shall sign a form requesting that the subject property be annexed to the Covina Lighting and Landscaping Districts. Once the property is annexed to these Districts, the property owner(s) will be periodically assessed for landscaping and lighting, appurtenant maintenance costs.

c. A Parcel Map will need to be filed with the Planning Division, per the Covina Municipal Code, Title 16.

d. The owners shall dedicate the northerly 3.50 feet of the subject property for city for alley widening purposes.

e. The proposed development is subject to the provisions of Title 11 of the Covina Municipal Code. Title 11 requires the owner(s) to install the following public improvements in accordance with city standards prior to the issuance of a building permit

   i. Pave alley widening, remove and reconstruct up to existing to the centerline of alley with 3'' thick asphalt concrete on 4'' aggregate base. The new alley paving shall slope to the centerline of the alley.

   ii. **Replace concrete swale at alley and relocate power pole as needed for the ramp at the alley.**

   iii. Construct sidewalk, curb, gutter, driveway, irrigated tree wells with street trees and modification of cross gutter (as needed for wheelchair ramp) at Fourth and Dexter intersection.

   iv. Construct a wheelchair ramp at the southeast corner at Dexter Street and Fourth Avenue.

   v. Replace and reconstruct broken portion of existing curb and sidewalk of Dexter Street

   vi. **Driveway approach at Fourth Avenue to follow City Standard Drawing.**

   vii. Install one (1) Southern California Edison Company-owned marbelite street light pole with underground wiring and 5,800

lumen HPSV light at Fourth Avenue. The approximate location is between Dexter Street and alley.

viii. Install one (1) street tree at Fourth Avenue location and planting requirements shall be determined by the Covina Engineering Division.

f. Faithful performance or cash bond covering the required public improvements shall be submitted.

g. The following fees are required:

i. Engineering plan check and field inspection.

ii. Sewer connection.

iii. **Address fee (see Engineering for addressing new units).**

h. All utilities serving the development shall be placed underground.

i. The developer shall revise the site plan to show the public improvements to be constructed.

j. The contractor constructing the public improvements shall obtain a city business license and permit and shall satisfy the city's insurance requirements.

k. A quantity and cost estimate that covers all required public improvements shall be submitted by the developer's engineer. The performance bond amount and engineering and inspection fee will be based on this amount.

(Further Engineering requirements)

l. The following comments are referred to the 2013 Building, Mechanical, Plumbing, and Electrical Codes (i.e., 2012 IBC, UMC, UPC, and 2011 NEC as amended by the State of California), 2013 California Energy Code, and 2013 California Green Building Standards Code, as applicable, unless otherwise noted.

m. Respond in writing to each comment by marking the attached comment list or creating a response letter. Indicate which detail, specification, or calculation shows the requested information. Your complete and clear responses will expedite the re-check and hopefully, approval of this project.

n. There are likely to be comments generated by the Building Department and/or other city departments that will also require your attention and response. **This attached list of comments, then, is only a portion of the plan review. Contact the City for other items.**

o. **All sheets of drawings must be stamped and wet signed by a licensed Land Surveyor or registered engineer authorized to practice land surveying**. The expiration date of the license or registration should also be provided on the plans. This item will be verified prior to plan approval.

p. Based on the requirements delineated in the Covina Municipal Code Chapter 16.08 and more specifically 16.08.070, the below listed comments will apply:

q. Provide the seal and signature of the registered design professional on the map.

r. Add the school district and fire protection agency to the map.
s. Identify the use and type of structure on the easterly side of the project.
t. Clarify whether the separate units will be separate parcels.
u. The grading appears to be consistent with the requirements of the building code; however, a complete grading and drainage review cannot be completed without a full precise grading plan.
v. All lot lines shall have bearing and distances noted in the drawing or in a table.
   i) If the units will be separate parcels, please identify the lots, and apply distances and bearings to all lot lines.
   ii) Identify the areas of each specific lot.
w. Provide a copy of the conditions of approval if they have been crafted.

3.7 The following are requirements from the Environmental Services Division:

a. An initial plan review fee of $40 shall be paid to the City.

b. An Erosion and Sediment Control Plan will be required. No grading permit to be issued until Environmental Services inspections occur to ensure that ESCP is in place.
c. OC1A: Complete form, sign, return original, attach copy to field plans.
d. ES-CD1: Construction & Demolition Debris Recycling - Complete form, sign, return original, attach copy to field plans, fax copy to Athens Services when requesting waste container; also request Athens Load Characterization upon completion of C&D.
e. ES-CD2: Construction & Demolition Debris Recycling - Upon completion of C&D, complete form, sign, return original with Athens Load Characterization Report.
f. Only Athens Services/Covina Disposal, 888-336-6100, is allowed to provide bins and pickup and dispose of trash and recyclables, including all C&D projects. Exception: Project contractor, using his own equipment and staff, can take recyclables to a recycling facility.
g. For any questions here, please contact Environmental Services staff at 626-384-5480.

3.8 The following are requirements from the Water Division: The property has one 1-inch existing service. It is suggested adding two more services for Unit A and Unit B and possibly a third service for the irrigation system.

3.9 The proposed project shall comply with the following requirements of the Los Angeles County Fire Department:

(FINAL MAP REQUIREMENTS)

a. The Final Map shall be submitted to our office (Land Development Unit in City of Commerce) for review and approval prior to recordation.

b. Access as noted on the Tentative and the Exhibit Maps shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Title 32 (County of Los Angeles Fire Code), which requires all-weather access.

(CONDITIONS OF APPROVAL - Verification for compliance will be performed during the architectural plan review prior to building permit issuance.)

c. Fire Department apparatus access shall be extended to within 150 feet of all portions of the exterior walls of any future buildings or structures.
d. Fire Department vehicular access roads must be installed and maintained in a serviceable manner prior to and during the time of construction. Fire Code 501.4
e. The dimensions of the approved Fire Apparatus Access Roads shall be maintained as originally approved by the fire code official. Fire Code 503.2.2.1
f. Approved building address numbers, building numbers or approved building identification shall be provided and maintained so as to be plainly visible and legible from the street fronting the property. The numbers shall contrast with their background, be Arabic numerals or alphabet letters, and be a minimum of 4 inches high with a minimum stroke width of 0.5 inch. Fire Code 505.1
g. A minimum 5 foot wide approved firefighter access walkway leading from the fire department access road to all required openings in the building's exterior walls shall be provided for firefighting and rescue purposes. Fire Code 504.1

(CONDITIONS OF APPROVAL - WATER)

h. All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal.
i. The required fire flow for the public fire hydrant on this residential development is 1500 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand.
j. Install 1 new public fire hydrant on 4th Ave. (See attached map for location).
k. Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested, and accepted prior to construction.
l. All required public fire hydrants shall be tested and accepted prior to beginning construction. Fire Code 501.4
m. For any questions regarding the report, please contact Inspector Claudia Soiza at (323) 890-4243 or at Claudia.Soiza@fire.lacounty.gov.

4.0 PRIOR TO THE ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY/FINAL PROJECT APPROVAL:

4.1 Modified Development Impact Fees (to be subsequently determined by the Planning staff), reflecting Quimby Fees (impact fees for parks and recreation-related facilities that are triggered upon residential subdivision submittal) shall be paid.

4.2 Conditions, Covenants, and Restrictions (C, C & Rs) shall be prepared and approved by both the Planning staff and the City Attorney's Office plus properly recorded. In addition, an associated homeowners' association (HOA) must be formed and operational (by the applicant) prior to final development approval.

4.3 All building and site improvements along with landscaping and irrigation must be installed in accordance with plans and information on file with the Planning, Building, and Engineering Divisions, and the irrigation systems installed to address the required landscaping (addressed under SPR and MV Conditions of Approval) must be fully operational. Furthermore, all on-site landscaped areas must be maintained free of weeds and debris.

4.4 All building, structural, parking, lighting, and landscape improvements shall be constructed, installed, or handled in a good workmanlike manner, consistent with the standard best practices of the subject trades and in a manner acceptable to the City.

4.5 All exterior lighting fixtures must be installed in accordance with plans and analyses on file with the Planning and Building Divisions, and the lighting fixtures must be fully operational.

4.6 The project site must be clean and free of trash and construction debris, and all construction equipment must be removed from the site.

4.7 Any broken, damaged, or blighted features of the property or any building(s) thereon shall be repaired or removed.

4.8 The applicant must comply with all of the requirements listed above as well as requirements determined during the Building Plan Check process.

4.9 Final occupancy shall not be granted until such time as the applicant has obtained approval from the City Planner who has inspected the premises and the use for compliance with all terms and conditions of this of approval.

- END OF CONDITIONS –

CITY OF COVINA
APPLICATION CONDITIONS OF APPROVAL
SITE PLAN REVIEW (SPR) 13-015
MINOR VARIANCE (MV) 13-006
AS APPROVED BY THE PLANNING COMMISSION
ON DECEMBER 10, 2013

The Site Plan Review (SPR) application shall authorize the development of a three-dwelling unit apartment building and associated improvements at 276 West Dexter Street; and

The Minor Variance (MV) application shall authorize for the generally minor reduction in certain zoning-related requirements for the project.

1.0 TIME LIMIT:

1.1 The approval of the SPR and MV applications shall be subject to revocation one year from the date of the affirmation of the applications by the Planning Commission if the approved use does not commence (which would include the submittal of construction plans).

2.0 GENERAL REQUIREMENTS:

2.1 Failure to comply with any conditions of approval noted herein shall be deemed just cause for revocation of application approvals by the Planning Commission.

2.2 The approved Site Plan Review (SPR) application is categorically exempt pursuant to the California Environmental Quality Act (CEQA). If a Notice of Exemption is filed with the City, then the period during which legal challenges can be filed based upon violations of CEQA is reduced from 180 days to 35 days. To file the Notice of Exemption, please contact the Planning Division.

2.3 The project shall be constructed and operated in accordance with all design details as approved by the Planning Commission, the approved plans on file with the City, all representations of record made by the applicant, the conditions contained herein, the Covina Municipal Code (CMC), and the Covina Design Guidelines (CDG). Prior to completion of the approved improvements and the occupancy of any dwelling unit, all conditions of approval shall be complied with to the satisfaction of the City Planner or his/her designee.

2.4 Minor modifications to this approval that are determined by the City Planner or his/her designee to be in substantial conformance with the approved project plans

and that do not intensify or change the use or require any deviations from adopted standards may be approved by the City Planner upon submittal of an administrative application and the required fee.

2.5 Final or construction plans, incorporating all conditions of approval and any plan-related changes required in the approval process, shall be submitted for review to and approval by the City Planner or his/her designee prior to building permit issuance in conjunction with the Plan Check process of the Building Division (see Condition 2.29 below). All construction/final plans and documents shall conform to the plans approved by the Planning Commission. The conditions of approval listed herein shall be printed upon the face of and included as part of the construction/final plans.

2.6 In order to convert the apartment development to a condominium, the applicant shall obtain approval of a subdivision map and shall address all other applicable requirements of the City and the Los Angeles County Fire Department and shall prepare Conditions, Covenants, and Restrictions (C, C & Rs) and establish a Homeowners' Association (HOA) for the property, also meeting all associated requirements.

2.7 Any requested changes in the street address regarding the project site shall be submitted to the Engineering Division of the Public Works Department for review and approval.

2.8 The SPR and MV zoning approvals shall also run with the project site in perpetuity (unless revoked under appropriate procedures by the City for failure to comply with any conditions of approval) and shall supersede any prior similar site-related entitlements.

2.9 Under City Resolution Nos. 05-6475 and 05-6476 (adopted by the Covina City Council on November 15, 2005), the project proposal is subject to Development Impact Fees, which will be computed at a later date. These Fees shall be paid prior to the issuance of the project-related building permits.

2.10 To eliminate the negative fiscal impact on certain municipal services associated with this proposal, the Project will be required to annex to Community Facilities District 2007-01 (the "CFD") for the purpose of financing the Project's proportionate share of the cost for police response, fire and emergency medical response, and park services. The applicant shall petition the City to annex to the CFD under the California Mello-Roos Community Facilities Act (Government Code, Section 53311 et seq.) (the Act"). The applicant agrees to cooperate and not to oppose annexation to the CFD for purposes set forth above.

Alternatively, at the applicant's option, in lieu of annexation to the CFD as set forth above, applicant may make a lump sum payment to the City ("In Lieu Payment") representing the Project's proportionate share of the cost for police response, fire and emergency medical response, and park services. The In Lieu Payment shall be calculated based upon the net present value of the special tax that would be levied upon the Project under the CFD over the term of the CFD special tax. The In Lieu Payment must be paid not later than prior to occupancy of any dwelling within the development.

2.11 Any proposed site features for the disabled that are associated with this project approval, including, but not limited to, property access identification, parking stall and unloading area dimensions, path of travel, and building access, must comply with all applicable State Codes and must first be reviewed and approved by the Building Division (please contact the Building Division for specific requirements and see Condition 2.29 below).

2.12 The project site shall have a decorative block wall built along the eastern property line, as depicted on the approved site plan, conforming to all city height, structural and other standards. The applicant shall make a reasonable attempt(s) to work with the abutting property owner concerning block wall construction.

2.13 Associated with refuse disposal, the project site shall utilize trash barrels, which shall be kept in the usable yard areas or patios of each dwelling unit. In addition, the applicant shall obtain written permission from the local refuse disposal company concerning the acceptability of the barrels as refuse disposal elements.

2.14 At all times when outside lighting typically operates on the project site, the exterior lighting, such as at parking, walkway, and building entry areas, shall be fully functional and shall meet the minimum foot-candle standards of the City to sustain public safety (or, 1.0 foot-candle of illumination). Also, because of the project type and location and the surroundings, the exterior lighting shall include LED lighting elements with proper optics, and no exterior lighting on the site shall generate any glare onto any adjacent properties or public right-of-ways. In addition, with respect of on- and off-site conditions, lighting adequacy shall be verified in conjunction with the review of the project-related construction plans. Lastly, the new lighting fixtures shall further be reviewed with the construction plans to ensure design compatibility with the building architecture.

2.15 All grading and all exterior (during construction and following project completion) drainage on the property shall conform to all applicable requirements of the Public Works Department. The applicant shall attempt to limit any grade differentials with the abutting property. Any post-development grade differentials of 2½ feet or more with the abutting site may warrant further Planning Commission review.

2.16 On-site landscape and irrigation plans for the development, conforming to all city requirements, shall be submitted. These plans further a) shall conform to the provisions of the city's Water-Efficient Landscape Ordinance (Chapter 17.82 of the Covina Municipal Code); and b) shall reflect an enhanced landscape design, particularly in areas adjacent to the two buildings. In addition, the applicant shall make an attempt to preserve and vitalize the existing mature tree in the northwest portion of the property. (Any plans concerning off-site landscaping (e.g., street trees, shall be addressed by the Public Works Department.)

2.17 Any new exterior wall-, ground-, and/or roof-mounted mechanical and utility equipment that are associated with the approved uses must be screened from view by building features or other elements or by painting that matches the style and/or color of the building and/or landscaping. The method of screening shall be identified on the applicable construction or other plans and is subject to staff approval.

2.18 In accordance with Chapter 11.36 of the Covina Municipal Code, no street trees adjacent to the appurtenant site shall be cut or trimmed in any manner by any persons associated with property unless a written permit from the Public Works Department is first obtained.

2.19 Safety-related signage shall be installed relative to cars backing out of the two open parking spaces, subject to staff review and approval.

2.20 Typical permanent and temporary (e.g., banners and construction contractor-related) exterior signage is not a part of this approval process. All signage requests are subject to a separate application process, all applicable requirements shall be met, notably pertaining to signage design, and all necessary permits shall be obtained. The staff shall further review under this process the required safety-related signage (see immediately prior condition) any proposed directional signage.

2.21 Approval of this request shall not waive compliance with all other sections of the Covina Municipal Code, the Covina Design Guidelines, and all other applicable plans and non-City laws and regulations that are in effect at the time of building permit issuance.

2.22 The City shall have the reasonable right of entry to inspect the properties on the overall project site to verify compliance with the Conditions of Approval.

2.23 The construction-related activities concerning the project shall conform to the following requirements that address potential noise and associated impacts: A) The applicant shall prepare a construction mitigation plan to mitigate noise as well

as other construction-related impacts. The construction mitigation plan shall address the following areas: 1) site supervision, 2) site access, 3) delivery/haul route and traffic control, 4) material storage, 5) construction parking, 6) work hours, 7) noise reduction, 8) erosion control, 9) dust and mud control, 10) debris cleanup, 11) street sweeping, 12) pedestrian and neighborhood safety, 13) project contact-related signage, and 14) subcontractor education; B) All project construction activities shall only occur on Monday through Saturdays from 7:00 a.m. to 7:00 p.m. only (unless a special construction permit is granted by the City). No construction shall occur on Sundays or legal holidays; C) All construction equipment shall be in proper operating condition and shall be fitted with standard factory noise attenuation features. All equipment shall further be properly maintained to assure that no additional noise, due to worn or improperly maintained parts, would be generated; and D) The applicant and/or his representative(s) shall frequently monitor for and, if detected, remove any and all graffiti on and/or repair damaged or vandalized construction-related fencing and/or related elements as quickly as possible.

2.24 At least thirty days prior to the commencement of any project-related grading, the applicant and/or his/her representative(s) shall notify the occupants of all residential and institutional properties that lie within 150 feet of the subject property of the general parameters of the impending grading and construction activities. In addition, the applicant and/or his/her representative(s) shall attempt to address any neighbor complaints to the greatest extent practical and as expeditiously as possible.

2.25 Permittee shall defend, indemnify and hold harmless the City, its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The City must promptly notify the permittee of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the permittee of any claim, action or proceeding, or if the City fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

2.26 The permittee shall reimburse the City for any court and attorney's fees which the City may be required to pay as a result of any claim or action brought against the City because of this grant. Although the permittee is the real party in interest in an action, the City may, at its sole discretion, participate at its own expense in the defense of the action, but such participation shall not relieve the permittee of any obligation under this condition.

2.27 If any provision of this grant is held or declared to be invalid, then the entire approval shall be void and the privileges granted hereunder shall lapse.

2.28 The costs and expenses of any code enforcement activities, including, but not limited to, attorneys' fees, caused by applicant's violation of any condition imposed by these applications or any provision of the Covina Municipal Code, or the Covina Design Guidelines shall be paid by the applicant/property owner.

2.29 The following items are required in order to comply with the Public Works Department, Building Division code requirements as they pertain to this proposal: please refer to attachment for conditions.

2.30 The following items are required in order to comply with the Public Works Department, Engineering Division code requirements as they pertain to this proposal: please refer to attachment for conditions.

2.31 The following items are required in order to comply with the Public Works Department, Environmental Division code requirements as they pertain to this proposal: please refer to attachment for conditions.

2.32 The following items are required in order to comply with the Public Works Department, Water Division code requirements as they pertain to this proposal: please refer to attachment for conditions.

3.0 PRIOR TO THE GRANTING OF FINAL APPROVAL OF THE NEW USE OR THE COMMENCEMENT OF OPERATIONS OF THE NEW USE:

3.1 All building, structural, parking, lighting, and landscape improvements shall be constructed, installed, or handled in a good workmanlike manner, consistent with the standard best practices of the subject trades and in a manner acceptable to the City.

3.2 Any project-related damages to any improvements on the project site shall be repaired or replaced, conforming to existing conditions.

3.3 All matters concerning refuse disposal that were noted in Condition 2.13 above shall be addressed.

3.4 This permit shall not be effective until such time as the applicant/property owner each obtain an Inspection and Verification Permit and the City Planner or his/her designee certifies on said permits that the premises and use complies with all of the terms and conditions of this grant of approval.

3.5 This grant shall not be effective for any purposes until the applicant/property owner have each filed at the office of the Planning Division certain affidavits

stating that they are aware of, and agree to accept, all of the conditions of this grant.

3.6 The installation of any security system that is associated with the use, as addressed under Chapter 8.20 of the Covina Municipal Code, shall first be coordinated with the Covina Police Department. The installation of any security system(s), as discussed under Chapter 8.20 of the Covina Municipal Code, shall be coordinated with the Covina Police Department. Please determine at the earliest possible time whether a security system is to be utilized, as failure to inform Police of security system installation plans may delay building permit issuance relating to the Plan Check process.

3.7 All exterior lighting on the property shall be fully operable, in accordance with the requirements listed under Condition 2.14 above.

4.0 THE APPROVED USE SHALL BE OPERATED IN ACCORDANCE WITH THE FOLLOWING:

4.1 Any future proposed new uses, building or interior expansions, and/or site improvement modifications shall first be reviewed and approved by the City staff for conformance with these approvals, the Covina Municipal Code, and the Covina Design Guidelines, and the applicable permit issuance processes. If determined by the Planning staff to exceed the scope or intent of these approvals or in any way conflict with the appurtenant conditions, then the City may require the approval of a new or additional zoning application (if needed), and/or the submittal of certain use- or impact-related studies to address any identified concerns.

4.2 In addition, all activities occurring on the site shall be conducted on the inside of the building only and in a manner that meets the provisions of Chapters 9.40 (Noise—which seeks to prevent unusual noises and vibrations on the surroundings) and 9.42 (Environmental Disturbances—which seeks to prevent issues such as odors, fumes, smoke, dust, temperature change, and electrical interference on the surroundings) of the Covina Municipal Code.

4.3 The property shall be used for multiple family residential purposes, consistent with the provisions of the underlying "RD-1,250/Residential – Multiple Family" zoning district.

4.4 The site-, building-, signage-, and landscape-related improvements on the project site shall be maintained in a sound and attractive condition, free of weeds, trash or debris, visible deterioration, graffiti, or other conditions that violate the Covina Municipal Code. The City may require that the applicant/property owner pay the actual and reasonable cost for code compliance services needed to address any identified problem conditions.

CITY OF COVINA

INTEROFFICE MEMORANDUM

DATE: SEPTEMBER 17, 2013

TO:

*Detective Bureau Lieutenant, Covina Police Department
*James Barnes, Fire Department
*Amy Hall-McGrade, Parks & Recreation Director
*Lisa Brancheau, Community Development Department
**Public Works Department:
✓ Building and Safety Section
Engineering Section
Water Division
Environmental Services Section
*Risk Management Division

FROM: PLANNING DIVISION

SUBJECT: SPR 13-015

APPLICANT: MICHAEL CIRRITO

REQUEST: CONSTRUCTION OF 3-UNIT CODOMINIUM DEVELOPMENT AND ASSOCIATED IMPROVEMENTS. (PROJECT PREVIOUSLY BELIEVED TO BE AND ROUTED AS AN APARTMENT DEVELOPMENT – SEE YOUR PRIOR COMMENTS AND PROVIDE REVISED CONDITIONS FOR CONDOMINIUMS. THANK YOU).

ADDRESS: 276 W. DEXTER STREET

It is requested that all comments and requirements for the above project be submitted to the Planning Division no later than the date listed below. If responses can be made sooner, it would be greatly appreciated.

DUE NO LATER THAN: SEPTEMBER 24, 2013

COMMENTS:

A-8

Name

9/18/2013
Date

* PLEASE SEE ATTACHED COMMENTS

CITY OF COVINA

INTER-OFFICE MEMORANDUM

To: Planning Division

From: Vijay Mepani, General Building Inspector II

After you have successfully completed the Planning Division's plan review process your plans should be ready for submitting to the Building Section for review of State and local Building Code requirements. These are general comments intended to prepare the applicant for a successful and expeditious plan review through the Building Section. Please be prepared to address the following checked items:

- ☑ Please submit 8 sets of complete plans including any proposed utilities and earthwork; two sets shall be "stamped approved" by the Covina Planning Division and include the Building Section's comments for consultant review. This project must comply with the 2010 California Building Standards and 2008 energy code.
- ☑ Two sets each of any structural and energy calculations shall be submitted with the above mentioned plans. All calculations must bear an original signature from the documented author.
- ☑ This project must comply with Federal and State Accessibility requirements to and throughout the building. Include compliance methods and structural details on the plans.
- ☑ Demolition and renovations activities require an asbestos containing materials (ACM) survey. (SCAQMD RULE 1403) The ACM report shall be prepared by an accredited testing laboratory in accordance with SCAQMD rules and regulations. Proof of notification to the South Coast Air Quality Management District (SCAQMD), Office of Operations, shall be submitted to the Building Division with your permit application for all renovations and demolition activities. Contact the SCAQMD at the address or number below for more information. Once any demolition activity has been approved by the SCAQMD, a formal demolition plan and permit must be obtained from the Building Division.
  SCAQMD Headquarters; 21865 Copley Drive, Diamond Bar, CA, (909) 396-2381
- ☑ The Los Angeles County Fire Department needs to review your construction plans, to expedite this process you will need to contact one or more of their Regional plan check office(s): Appointments to discuss Fire Department requirements may be made between 7:30 a.m. and 10:30 a.m. The main office is located at 5823 Rickenbacker Road, Commerce, CA 90040-3027. Phone number is (323) 890-4125.

Regional plan check offices for the Los Angeles County Fire Department:

Glendora Office, Building Plan Review Only
231 W. Mountain View Avenue
Glendora, CA 91740
(626) 963-0067

A-9

Commerce Office, Sprinkler & Alarm Plan Review
5823 Rickenbacker Road
Commerce, CA 90040-3027
(323) 890-4125

Commerce Office, Land Development / Access
5823 Rickenbacker Road
Commerce, CA 90040-3027
(323) 890-4243

☐ Los Angeles County Environmental Health (LACEH) plan approval for "food establishments" is required before permit issuance. Contact the Los Angeles County Environmental Health at 626-430-5560 for more information on submittal and the plan check process. The Health Department must approve the location of a grease interceptor.

☑ Please provide an additional digital copy (pdf preferred) of the building floor plan, elevations, and site plan to be submitted to the LA County Assessor. This copy should be in sufficient detail to allow the assessor to determine the square footage of the building and, in the case of residential buildings, the intended use of each room.

-For additional information, please contact the LA County Assessor's, Public Service Desk at 888-807-2111.

☑ The City of Covina has formally adopted a public noticing program for residential construction projects to provide the public with an opportunity to verify the validity of construction within their neighborhoods. This program requires the property owner and/or contractor to place a sign 14" high x 22" wide using a minimum black 24 point font (Arial) on a white background. The noticing sign must be suitable for outdoor use and placed within the front yard where it is clearly visible from the public right-of-way. The following items must be included on the residential noticing sign:

A) Address of construction project
B) Type of construction project
C) Name of contractor/owner
D) Telephone number of contact person
E) Contractor's license number
F) Permit number with date of issuance
G) City of Covina Building Division telephone number
H) Construction activity prohibited Monday through Saturday from 8pm-7am and all day on Sundays or Holidays unless otherwise permitted.

☐ A valid City wastewater permit and properly sized interceptor will be required at permit application unless otherwise approved.

☑ School District application and approval including any related fees must be provided before permit issuance.

☑ Construction activity within 500' of a residential zone is prohibited between the hours of 8:00pm and 7:00am and on Sundays and Holidays unless otherwise permitted by the City.

[A-10]

☑ The Building Section plan check process may address additional concerns.

Received, Public Works
SEP 18 2013
Eng/Env

CITY OF COVINA

INTEROFFICE MEMORANDUM

DATE: SEPTEMBER 17, 2013

TO:
*Detective Bureau Lieutenant, Covina Police Department
*James Barnes, Fire Department
*Amy Hall-McGrade, Parks & Recreation Director
*Lisa Brancheau, Community Development Department
**Public Works Department:
✓ Building and Safety Section
Engineering Section
Water Division
Environmental Services Section
*Risk Management Division

FROM: PLANNING DIVISION

SUBJECT: SPR 13-015

APPLICANT: MICHAEL CIRRITO

REQUEST: CONSTRUCTION OF 3-UNIT CODOMINIUM DEVELOPMENT AND ASSOCIATED IMPROVEMENTS. (PROJECT PREVIOUSLY BELIEVED TO BE AND ROUTED AS AN APARTMENT DEVELOPMENT – SEE YOUR PRIOR COMMENTS AND PROVIDE REVISED CONDITIONS FOR CONDOMINIUMS. THANK YOU).

ADDRESS: 276 W. DEXTER STREET

It is requested that all comments and requirements for the above project be submitted to the Planning Division no later than the date listed below. If responses can be made sooner, it would be greatly appreciated.

DUE NO LATER THAN: SEPTEMBER 24, 2013

COMMENTS: A PARCEL MAP WILL BE REQUIRED IN ADDITION TO PREVIOUS & REVISED COMMENTS PER CCMC 16.06.010

LAURA LARA
Name A-11

9/23/13
Date

Planning Division
City of Covina
2013

CITY OF COVINA
INTEROFFICE MEMORANDUM

DATE: JULY 30, 2013

TO: Detective Bureau, Covina Police Department
Lisa Brancheau, Assistant to the City Manager
James Barnes, Inspector, Fire Department
Flent McClain, Deputy Building Official
Public Works Department:
✓ Engineering Division
Environmental Division
Water Division

Received, Public Works
JUL 31 2013
Eng/Env

FROM: Planning Division

SUBJECT: SITE PLAN REVIEW 13-015

APPLICANT: MICHAEL CIRRITO

REQUEST: NEW 3-UNIT APARTMENT BUILDING AND ASSOCIATED IMPROVEMENTS

ADDRESS: 276 W. DEXTER STREET

It is requested that all comments and requirements for the above project be submitted to the Planning Division no later than the date listed below. If responses can be made sooner, it would be greatly appreciated.

DUE NO LATER THAN: AUGUST 15, 2013

COMMENTS: SEE ATTACHED MEMO

LAURA LARA
Name

8/21/13
Date

SITE PLAN REVIEW FEE DUE $385.00

A-12

CITY OF COVINA

INTER-OFFICE MEMORANDUM

TO: Planning Division

FROM: Engineering Section

DATE: August 24, 2013

SUBJECT: REVISED*** **(SEE REQUIREMENTS IN BOLD)**
TO CONSTRUCT A 3-UNIT CONDOMINIUM DEVELOPMENT AND ASSOCIATED IMPROVEMENTS AT 276 WEST DEXTER STREET, SPR 13-015.

The following requirements are recommended for this project:

1. A copy of a current grant deed or title policy showing the current record owner(s) and a legal description of the subject property shall be submitted.

2. The current owner(s) shall sign a form requesting that the subject property be annexed to the Covina Lighting and Landscaping Districts. Once the property is to these District, the property owner(s) will be periodically assessed for landscaping and lighting, appurtenant maintenance costs.

3. A Parcel Map will need to be filed with the Planning Division, per the Covina Municipal Code Title 16.

4. The owner shall dedicate the northerly 3.50 feet of subject property to the city for alley widening purposes.

5. The proposed development is subject to the provisions of Title 11 of the Covina Municipal Code. Title 11 requires the owner(s) to install the following public improvement in accordance with the city standards prior to the issuance of a building permit.

    a. Pave alley widening, remove and reconstruct up to existing to the centerline of alley with 3" thick asphalt concrete on 4" aggregate base. The new alley paving shall slope to the centerline of the alley.
    b. Replace concrete swale at alley and relocate power pole as needed for the ramp at the alley.
    c. Construct sidewalk, curb, gutter, driveway, irrigated tree wells with street trees and modification of cross gutter (as needed for wheelchair ramp) at Fourth and Dexter intersection.
    d. Construct a wheelchair ramp at the southeast corner at Dexter Street and Fourth Avenue.
    e. Replace and reconstruct broken portion of existing curb and sidewalk of Dexter Street
    f. Driveway approach at Fourth Avenue to follow City Standard Drawing.

g. Install one (1) Southern California Edison Company-owned marbelite street light pole with underground wiring and 5,800 lumen HPSV light at Fourth Avenue. The approximate location is between Dexter Street and alley.
h. Install one (1) street tree at Fourth Avenue location and planting requirements shall be determined by the Covina Engineering Division.

6. Faithful performance or cash bond covering the required public improvements shall be submitted.

7. The following fees are required:

   a. Engineering plan check and field inspection.
   b. Sewer connection
   c. Address fee (see Engineering for addressing new units)

8. All utilities serving the development shall be placed underground.

9. Developer shall revise the site plan to show the public improvements to be constructed.

10. The contractor constructing the public improvements shall obtain a city business license and permit and shall satisfy the city's insurance requirements.

11. A quantity and cost estimate that covers all required public improvements shall be submitted by the developer's engineer. The performance bond amount and engineering and inspection fee will be based on this amount.

ENVIRONMENTAL SERVICES SECTION
PLAN REVIEW COMMENTS

Project Address: 276 W Dexter Street

Project #: SPR 13-015

Date Due: Rec'd 8/15/13 Date Returned: 8/15/13 Reviewed By: Vivian Castro

Description: ~~Ex Post Facto - 8,723 of Mezzanine~~ 3u apt

After initial review of your project, it has been determined that that your project requires submission of the following items and estimated fees.

Required Documents

Three (3) reports of each of the items noted below, including plans, must be submitted to Environmental Services. All signatures and stamps must have wet-ink application.

- ☐ Storm Water Pollution Prevention Plan (SWPPP - The project area is 1 acre or greater. A SWPPP must be provided for this project as required by the State Water Resources Control Board.
- ☑ Standard Urban Stormwater Mitigation Measure (SUSMP) - The project meets the Los Angeles Regional Water Quality Control Board's criteria for a Priority Planning Project. A SUSMP must be provided for this project.
- ☐ Site-Specific SUSMP - The project falls into a category specified by the Los Angeles Regional Water Quality Control Board as requiring a Site-Specific Mitigation Review.

Required Forms

All signatures and stamps must have wet-ink application.

- ☑ Form OC1 (must also attach copy onto field plans)
- ☑ Form PC
- ☐ Form LSWPPP (Local Stormwater Pollution Prevention Plan). If project area is acre or greater.
- ☑ Form P1
- ☑ Form P2
- ☑ Maintenance Covenant. See template and instructions.
- ☑ Construction and Demolition Debris Recycling will be required for this project. Please see forms and instructions.

Estimated Plan Review Costs – *Total Estimated Environmental Review Fees $* see minimums noted below

- ☑ Initial Plan Review by Environmental Services - $40, now due.
- ☑ Review of subsequent submissions to Environmental Services - $40 (per subsequent submission). Estimated 4 inspections.
- ☐ SWPPP - $600, plus fees for additional review or consultation with City stormwater consultant, if requested.
- ☑ SUSMP - New development or redevelopment projects that meet redevelopment thresholds in the following project categories. Base cost, plus fees for additional review or consultation with City stormwater consultant , if requested.
  - Single-family hillside home - $300
  - Ten or more unit homes - $1,200. May be more if SUSMP requires multiple reviews by Stormwater Consultant.
  - Industrial/Commercial development with 10,000 or more square feet of impervious surface area- $1,200
  - Automotive service facility- $1,200
  - Retail gasoline outlet - $1,200
  - Restaurant - $1,200
  - Parking lot (5,000 square feet or more surface area or 25 or more parking spaces) - $1,200
  - ☑ Other development - $600 +. Estimated cost of $1,200 for this project.
- ☑ Construction site stormwater compliance inspection and reinspection fees of $75 - $125 per inspection may apply. (Estimated 8 inspections).
- ☐ Site Specific Mitigation Review - $600 for projects with any of the following characteristics:
  - Vehicle or equipment fueling areas
  - Vehicle or equipment maintenance areas, including washing and repair
  - Commercial or industrial waste handling or storage
  - Outdoor handling or storage of hazardous materials
  - Outdoor manufacturing areas
  - Outdoor food handling or processing
  - Outdoor animal care, confinement, or slaughter
  - Outdoor horticultural activities

Additional Comments

☐ Industrial Waste Permit may be required. Please check with Building Section.

Other

A-15

☑ You are hereby advised that only Athens Services/Covina Disposal (888-336-6100), the City's exclusive franchise trash hauler, is allowed to provide bins and pick up and dispose of trash and recyclables, including all construction and demolition projects. The ONLY exception is that the project contractor, using his own equipment and staff, can take recyclables to a recycling facility.

ENVIRONMENTAL SERVICES FEES

See Environmental List

LOCATION: 276 W Dexter Street

Project# SPR 13-015

Fee Description	Fee	Account Number	Munis Code	✓
NPDES				
Hazardous Material/Illicit Discharge Response - Cleanup and Disposal Fee	Actual cost	6200555043160	ESSITE	
Hazardous Material/Illicit Discharge Response - Material Fee	Actual cost	6200555043160	ESSITE	
Hazardous Material/Illicit Discharge Response (per hour) 7:00am-6:00pm Monday - Thursday	$ 75.00	6200555043160	ESSITE	
Hazardous Material/Illicit Discharge Response (per hour) 6:00pm-7:00am; Friday; Saturday; Sunday & Holidays	$ 125.00	6200555043160	ESSITE	
NPDES Construction Site Inspection, per inspection	$ 75.00	6200555043262	ESMITA	✓
NPDES Construction Site Inspection - Violation follow-up (per incident)	$ 125.00	6200555043262	ESMITA	
NPDES Site Specific Mitigation Review	$ 600.00	6200555043262	ESMITA	
NPDES SUSMP and Site Specific Mitigation Review - 10 or more units, =/>10,000 sf commercial/industrial; automotive shops or restaurants, =/>5,000 sf or 25 spaces parking lot	$ 1,200.00	6200555043262	ESMITA	✓
NPDES SUSMP Review - Hillside Residential	$ 300.00	6200555043262	ESMITA	
NPDES SUSMP Review - Other Development	$ minimum 600.00	6200555043262	ESMITA	✓ $1,200 estim.
Environmental Impact Report - Initial Study (per application)	$ 610.00	6200555043290	ESEIR	
Environmental Impact Report - Review and Admin of EIR	$ 610.00	6200555043290	ESEIR	
NPDES WDID and SWPPP verification (document review)	$ 25.00	6200555043290	ESEIR	
Environmental Plan Review - Initial Study (3 reviews)	$ 40.00	6200555043400	ESPLAN	✓
Environmental Plan Review - Additional Study (per review)	$ 40.00	6200555043400	ESPLAN	✓
NPDES Permit Inspection - Commercial/Industrial (business License - annual)	$ 85.00	6200555046385	ESNPDE	
NPDES Permit Inspection - Restaurants (business License annual)	$ 50.00	6200555046385	ESNPDE	
NPDES - Environmental Compliance Fee (charged to all businesses with business license application)	$ 15.00	6200555046387	ESENVF	
INDUSTRIAL WASTE				
Industrial Waste - Permit Application/Issuance Fee	$ 15.00	6200557041190	ESIWAP	
Industrial Waste - Permit, Annual Inspection Fee	See IW Fee Sheet	6200557041990	ESIWP	
MISCELLANEOUS				
Promotion Supplies	Enter Amt.	6200555046390	ESPRMO	
REFUSE				
Refuse - large event and venue waste reduction & recycling plan review	$ 50.00	6200558046390	ESLARG	
Illegal Recycling Container Impound Fee	$ 500.00	6200558046395	ESIMP	

ES Staff Vivian Castro

Date 8/15/13

Revised 11-30-11

Take this invoice to the Covina Finance Department to make your payment. You will be provided a receipt that must be shown at the Building and Engineering counters as proof of payment prior to any permit being issued.

A-16

CITY OF COVINA

INTEROFFICE MEMORANDUM

DATE: SEPTEMBER 17, 2013

TO:

*Detective Bureau Lieutenant, Covina Police Department
*James Barnes, Fire Department
*Amy Hall-McGrade, Parks & Recreation Director
*Lisa Brancheau, Community Development Department
**Public Works Department:
Building and Safety Section
✓ Engineering Section
Water Division
Environmental Services Section
*Risk Management Division

FROM: PLANNING DIVISION

Received, Public Works
SEP 19 2013
Eng/Env

SUBJECT: SPR 13-015

APPLICANT: MICHAEL CIRRITO

REQUEST: CONSTRUCTION OF 3-UNIT CODOMINIUM DEVELOPMENT AND ASSOCIATED IMPROVEMENTS. (PROJECT PREVIOUSLY BELIEVED TO BE AND ROUTED AS AN APARTMENT DEVELOPMENT – SEE YOUR PRIOR COMMENTS AND PROVIDE REVISED CONDITIONS FOR CONDOMINIUMS. THANK YOU).

ADDRESS: 276 W. DEXTER STREET

It is requested that all comments and requirements for the above project be submitted to the Planning Division no later than the date listed below. If responses can be made sooner, it would be greatly appreciated.

DUE NO LATER THAN: SEPTEMBER 24, 2013

COMMENTS: NO CHANGE FROM FIRST COMMENTS
PROPERTY HAS ONE EXISTING 1" SERVICE, WOULD RECOMMEND SEPARATE SERVICES TO ONE FOR IRRIGATION.

Dan Dopilo
Name

A-17

9-18-13
Date

RESOLUTION NO. 2016-034 PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COVINA, CALIFORNIA, RE-APPROVING SITE PLAN REVIEW (SPR) 13-015 AND MINOR VARIANCE (MV) 13-006 FOR THE DEVELOPMENT OF A 3-UNIT CONDOMINIUM AND ASSOCIATED IMPROVEMENTS AT 276 WEST DEXTER STREET, APN: 8444-010-011

WHEREAS, applications Site Plan Review (SPR) 13-015 and Minor Variance (MV) 13-006 for the below-described project proposal (hereinafter referred to in this Resolution as "the project"), which were initially granted by the Planning Commission on December 10, 2013, expired on December 10, 2015.

WHEREAS, the proposed project consists of a 3-unit condominium and associated parking, open space, and landscape improvements on a currently vacant, roughly 8,300-square foot site acres site at 276 West Dexter Street.

WHEREAS, the City Council further approved for the project application Parcel Map (PM) No. 72690 under Resolution 15-7363 on June 16, 2015, and that application remains in effect.

WHEREAS, the re-approval by the Planning Commission of applications Site Plan Review (SPR) 13-015 and Minor Variance (MV) 13-006 is necessary in order for the project to move forward, particularly with application Parcel Map (PM) No. 72690.

WHEREAS, on November 22, 2016, the Planning Commission considered the re-approval of the aforementioned SPR and MV applications, at which time all parties were afforded the opportunity to present oral and written evidence to the Commission and rebut the oral and written evidence presented. The Planning Commission concluded the public hearing on said date.

WHEREAS, a public notice of this matter has been given, under the Planning Commission Meeting Agenda, at the time and in the manner required by State Law and City Codes.

WHEREAS, all legal prerequisites prior to adoption of this Resolution have occurred.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF COVINA, CALIFORNIA DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The foregoing recitals are true and correct and are incorporated herein and made an operative part of this Resolution.

SECTION 2. After considering all evidence presented at the public meeting on November 22, 2016, both oral and documentary, and after being fully informed, said Planning

Commission does hereby find and decide:

CONCERNING SITE PLAN REVIEW:

1. All provisions of the Zoning Ordinance are complied with.

   Fact: The project would comply with or meet the intent of applicable zoning provisions of the "RD-1,250/Residential – Multiple Family" zoning district, notably concerning lot coverage, distance between buildings, building height, and the total required number of on-site parking spaces. Where necessary, certain generally minor deficiencies in the project design have been addressed under an associated Minor Variance application. In addition, notwithstanding the Minor Variance component of the overall development proposal, from a practical standpoint, the site appears to be adequate in size, shape, and topography to accommodate the proposed three-unit apartment development and associated improvements. Moreover, the staff believes that the "classic Spanish style" building design would be attractive and harmonious with the surroundings and would further a key intent of the Covina Design Guidelines, which is for the City to require high quality development.

2. The basic elements are so arranged that traffic congestion is avoided, pedestrian and vehicular safety and welfare are protected, and no adverse effects will occur on surrounding properties.

   Fact: The Planning staff believes that the surrounding streets, notably Dexter Street, Fourth Avenue, and, to the south, Puente Street (with the current width being maintained for the foreseeable future), have sufficient widths and capacities to safely accommodate the additional estimated 17.1 daily vehicle trips (based on 5.7 trips per dwelling unit) that the proposed three-unit apartment development would generate. And in accordance with City requirements, the rearward alley would be widened slightly to better serve the subject development and (relative to recent and future alley widenings on surrounding properties) the appurtenant block. (Under the General Plan, neither Dexter Street nor Fourth Avenue needs to be widened.) Based on the current submittal, the Public Works Department has determined that a project-specific traffic study, which would typically involve such analytical factors as trip generation rates, flow characteristics, and impacts on the surrounding street system, would not be required. Lastly, under the proposed site plan (and upon addressing all of the conditions of approval), the staff believes that the layout of the development-related parking and associated drive aisles or access ways should function in a manner that would further both safe on-site pedestrian and vehicular

circulation and a safe interface with respect to the abutting streets and alley.

3. The project design conforms to the General Plan and any design guidelines or specific plans that may be applicable to the project.

Fact: The overall project proposal would conform to the provisions of the "High Density Residential" land use designation of the Covina General Plan, including those pertaining to project density (with the development equating to roughly 16.0 dwelling units per net acre of land, well below the applicable limit of 22.0 units per acre). The goals and polices of the General Plan further encourage, around the community, the development, redevelopment, and improvement of older, underutilized, and/or vacant residential properties into viable residential uses and associated building elements for aims such as neighborhood revitalization, community image enhancement, and economic development (while meeting or otherwise addressing applicable development standards). Therefore, because the underlying site has long been vacant and unsightly, relative to dead, overgrown, or non-maintained landscaping (and, at times, has experienced illegal dumping), the proposed higher quality three-unit apartment development and associated improvements would further the goals and policies of the General Plan and would embody a major enhancement to the fabric of the surrounding area. The Planning staff additionally believes that the design of the building would be attractive and stylish, with varying materials and building/trim features, sufficient articulation, and a tile roof, and therefore, the project would conform to the provisions of the Covina Design Guidelines and would be consistent, if not further, the style or building architecture of similar new or remodeled developments in the community—yet, as previously stated, would also reflect a historic character. Moreover, notwithstanding the requested Minor Variance application, the building architecture—when considered with the height and location of the appurtenant two structures and the building setbacks that are proposed, should be compatible with the surrounding single-family properties. Lastly, the Planning staff will require that the on-site landscaping be based on an enhanced landscape design plan to additionally bolster conformity with the General Plan and the Design Guidelines and to further the building architecture or overall project design and, in particular, its compatibility with the surroundings.

4. The project design is harmonious, consistent, and complete within itself and functionally and visually compatible with neighboring land uses.

Fact: Although a Minor Variance application was needed to accommodate the project proposal, the site design should nevertheless be functional, internally consistent, and well-buffered from, yet also compatible with, adjacent residential uses. Also, relative to the current vacant and somewhat deteriorating or unsightly condition of the property, the project would result in a major aesthetic improvement from all surrounding views. In addition, the conditions of approval would provide the City with adequate safeguards for ensuring project compatibility with the surroundings or that the proposed three-unit apartment development would not generate any problems relative to the adjacent residences and uses.

5. The development will constitute an adequate environment for the intended use by sustaining the desirability and stability of the neighborhood and community.

Fact: The project site, again, even with the need for a Minor Variance to address certain generally minor deficiencies in the project design relative to applicable zoning provisions, would still be well-suited for the proposed apartment development because of its size, location off of and orientation on two local streets and an alley, relationship to other residential and to institutional properties, and direct street and alley access. In other words, based on the aforementioned factors and based on an evaluation of the overall proposal by the Planning staff, the proposed apartment development and associated quality improvements, concerning site design, building architecture, and upgraded landscaping, should be viable at the location and, correspondingly, should bolster the character and vitality of the surroundings. Moreover, no potentially adverse impacts on the adjacent residential and institutional properties were identified by the staff during project review.

6. Proposed lighting is so arranged as to reflect the light away from adjoining properties.

Fact: All outside lighting will be required to be designed and located/oriented in a manner that would prohibit glare onto adjacent properties, while meeting minimum illumination levels of the City for safety. The Planning staff would verify lighting adequacy during the subsequent plan check or construction plan review process.

7. Proposed signs will not by size, location, color, or lighting interfere with traffic or limit visibility.

Fact: Currently, no apartment-type signs are proposed for the project. Any such signs would need to be lower profile in character, conforming to

the characteristics of a predominately residential area, and would be reviewed subsequently for conformance with applicable signage requirements.

CONCERNING MINOR VARIANCE:

A. There are exceptional or extraordinary circumstances or conditions applicable to the property involved which do not apply generally to other property in the same vicinity and zone.

Fact: The underlying site consists of a long-vacant, somewhat unsightly property in which a private party is attempting to construct a three-unit apartment development and associated improvements. Virtually all properties on the appurtenant block have been at least partially redeveloped with multiple family buildings over the years. For the 15 properties on this block (the 200 Block of West Dexter Street) that front on Dexter Street (including the subject site), the average lot size is 12,943 square feet and the average lot width is 72 feet. By contrast, the size of the property in question is only 8,309 square feet in area, with a lot width of 45 feet (and the property lies on a corner, which triggers a greater setback on one side (the street side) than would be applicable on most of the other properties). In other words, if this property had more land area and was wider, the Minor Variance application would likely not be needed. (And many similar—and larger—residential developments have been built around the City in recent years that have not needed a Minor Variance, such as the four-unit multiple family development now undergoing construction at 971 West Cypress Street.) Moreover, concerning the 45-foot width of the subject site, virtually all other corner, multiple family-zoned properties in the downtown and around the community are wider than that. In short, the Planning staff believes that these limitations constitute exceptional or extraordinary circumstances that do not apply to the surrounding properties and, therefore, that the Minor Variance is necessary for the preservation and enjoyment of a substantial property right of the applicant, which is possessed by other property owners under like conditions in the same vicinity and zone, and would not constitute a grant of special privilege. In addition, the Planning staff believes that these circumstances are bolstered by the facts that, under the project design, the lot coverage of all structures on the subject property would be 32.7 percent, which is under the maximum permitted coverage of 35.0 percent and that, despite the inclusion of the Minor Variance application in the project proposal, as noted under the Site Plan Review findings above, the overall project would function well both internally and with respect to the surroundings and would comply with or meet the intent of the other zoning-related provisions.

B. Such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant, which right is possessed by other property owners under like conditions in the same vicinity and zone, and the adjustment thereby authorized shall not constitute a grant of special privilege inconsistent with the limitations upon other property in the same vicinity and zone.

Fact: The underlying site consists of a long-vacant, somewhat unsightly property in which a private party is attempting to construct a three-unit apartment development and associated improvements. Virtually all properties on the appurtenant block have been at least partially redeveloped with multiple family buildings over the years. For the 15 properties on this block (the 200 Block of West Dexter Street) that front on Dexter Street (including the subject site), the average lot size is 12,943 square feet and the average lot width is 72 feet. By contrast, the size of the property in question is only 8,309 square feet in area, with a lot width of 45 feet (and the property lies on a corner, which triggers a greater setback on one side (the street side) than would be applicable on most of the other properties). In other words, if this property had more land area and was wider, the Minor Variance application would likely not be needed. (And many similar—and larger—residential developments have been built around the City in recent years that have not needed a Minor Variance, such as the four-unit multiple family development now undergoing construction at 971 West Cypress Street.) Moreover, concerning the 45-foot width of the subject site, virtually all other corner, multiple family-zoned properties in the downtown and around the community are wider than that. In short, the Planning staff believes that these limitations constitute exceptional or extraordinary circumstances that do not apply to the surrounding properties and, therefore, that the Minor Variance is necessary for the preservation and enjoyment of a substantial property right of the applicant, which is possessed by other property owners under like conditions in the same vicinity and zone, and would not constitute a grant of special privilege. In addition, the Planning staff believes that these circumstances are bolstered by the facts that, under the project design, the lot coverage of all structures on the property would be 32.7 percent, which is under the maximum permitted coverage of 35.0 percent and that, despite the inclusion of the Minor Variance application in the project proposal, as noted under the Site Plan Review findings above, the overall project would function well both internally and with respect to the surroundings and would comply with or meet the intent of the other zoning-related provisions.

C. The granting of the variance will not be materially detrimental to the public health, safety, convenience and welfare or injurious to property and improvement in the same vicinity and zone in which the property is located.

Fact: During project analysis, the Planning staff did not identify any negative

impacts of the proposal, such as parking or circulation, with respect to the surroundings. As also noted under the Site Plan Review findings above, the apartment development would constitute a major aesthetic and functional improvement over the appurtenant vacant, somewhat deteriorating site. Furthermore, the applicant will be required to obtain building permits following the land use entitlement process to further ensure that the structures will meet all life and safety concerns of the California Building Code. And lastly, the project-related conditions of approval will provide the City with adequate safeguards for preventing and issues over the long term. Therefore, the granting of the Minor Variance will not be materially detrimental to the public health, safety, convenience and welfare or injurious to property and improvement.

D. The granting of such a variance will not be contrary to the objectives of the general plan.

Fact: The Minor Variance would grant a modification to certain development standards but would not detract in any way from the permitted residential uses on the property, or the residential and other uses on surrounding sites, and would not detract from either the applicable "Medium Density Residential" General Plan land use designation, as noted above, or from the associated "RD-1,250" zoning district. Moreover, the development would not be contrary to the objectives of the General Plan but would support its provisions. For example, General Plan Residential Land Use Policy No. 1 states that the City shall permit development at density ranges and quantities that reflect existing and desired scales of building construction and revitalization in the community, as well as physical and environmental constraints, that address the intent of regional housing obligations, that will allow for moderate future growth, and that will not inhibit the City's ability to meet street capacities and to provide other infrastructure, adequate community services, and utilities. In brief, it is believed that the overall project proposal would further or implement this and other General Plan goals, objectives, and policies.

SECTION 3. The Planning Commission, in its own independent judgement, has again determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA). This exemption has been determined under Section 15303(b) of the CEQA Guidelines, which generally exempts from environmental review residential structures not more than four units. As stated herein, the project proposal entails the construction of a three-unit condominium development and associated improvements on a currently vacant site. In addition, no changes in the proposal are proposed. The Planning Commission once more finds, in its own independent judgement, that there is no substantial evidence that the project will have a significant effect on the environment.

SECTION 4. Based upon the findings and conclusion set forth in Sections 1, 2 and 3 above, the Planning Commission hereby re-approves the aforementioned SPR and MV

applications of the proposed project:

A. Site Plan Review (SPR) 13-015 and Minor Variance (MV) 13-006 are hereby re-approved, subject to the conditions of approval set forth in the written record before the Commission incorporated here and attached hereto as Exhibit "A."

B. The Secretary of the Planning Commission is directed to serve, by first-class mail, a written notice of this decision to the project applicant within five (5) days.

SECTION 5. This Resolution shall become effective immediately upon its adoption, subject to a 10 calendar-day appeal period.

PASSED, APPROVED AND ADOPTED by the members of the Planning Commission of the City of Covina at a regular meeting thereof held on the 22nd day of November 2016.

_____

CHARLES HODAPP, CHAIRMAN
CITY OF COVINA PLANNING COMMISSION

I hereby certify that the foregoing is a true copy of a resolution adopted by the Planning Commission of the City of Covina at a regular meeting thereof held on the 22nd day of November 2016, by the following vote of the Planning Commission:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____

COVINA PLANNING COMMISSION SECRETARY

RESOLUTION NO. 2016-034 PC - EXHIBIT "A"
CONDITIONS OF APPROVAL
FOR RE-APPROVAL OF APPLICATIONS
SITE PLAN REVIEW (SPR) 13-006
AND MINOR VARIANCE (MV) 13-006

A 3-UNIT CONDOMINIUM DEVELOPMENT AT 276 WEST DEXTER STREET
(APN: 8444-010-011)

1.0 TIME LIMIT:

1.1 The approval of the SPR and MV applications shall be subject to revocation one year from the date of the affirmation of the applications by the Planning Commission if the approved use does not commence (which would include the submittal of construction plans).

2.0 GENERAL REQUIREMENTS:

2.1 Failure to comply with any conditions of approval noted herein shall be deemed just cause for revocation of application approvals by the Planning Commission.

2.2 The approved Site Plan Review (SPR) application is categorically exempt pursuant to the California Environmental Quality Act (CEQA). If a Notice of Exemption is filed with the City, then the period during which legal challenges can be filed based upon violations of CEQA is reduced from 180 days to 35 days. To file the Notice of Exemption, please contact the Planning Division.

2.3 The project shall be constructed and operated in accordance with all design details as approved by the Planning Commission, the approved plans on file with the City, all representations of record made by the applicant, the conditions contained herein, the Covina Municipal Code (CMC), and the Covina Design Guidelines (CDG). Prior to completion of the approved improvements and the occupancy of any dwelling unit, all conditions of approval shall be complied with to the satisfaction of the City Planner or his/her designee.

2.4 Minor modifications to this approval that are determined by the City Planner or his/her designee to be in substantial conformance with the approved project plans and that do not intensify or change the use or require any deviations from adopted standards may be approved by the City Planner upon submittal of an administrative application and the required fee.

2.5 Final or construction plans, incorporating all conditions of approval and any plan-related changes required in the approval process, shall be submitted for review to and approval by the City Planner or his/her designee prior to building permit

issuance in conjunction with the Plan Check process of the Building Division (see Condition 2.29 below). All construction/final plans and documents shall conform to the plans approved by the Planning Commission. The conditions of approval listed herein shall be printed upon the face of and included as part of the construction/final plans.

2.6 In order to convert the apartment development to a condominium, the applicant shall obtain approval of a subdivision map and shall address all other applicable requirements of the City and the Los Angeles County Fire Department and shall prepare Conditions, Covenants, and Restrictions (C, C & Rs) and establish a Homeowners' Association (HOA) for the property, also meeting all associated requirements.

2.7 Any requested changes in the street address regarding the project site shall be submitted to the Engineering Division of the Public Works Department for review and approval.

2.8 The SPR and MV zoning approvals shall also run with the project site in perpetuity (unless revoked under appropriate procedures by the City for failure to comply with any conditions of approval) and shall supersede any prior similar site-related entitlements.

2.9 Under City Resolution Nos. 05-6475 and 05-6476 (adopted by the Covina City Council on November 15, 2005), the project proposal is subject to Development Impact Fees, which will be computed at a later date. These Fees shall be paid prior to the issuance of the project-related building permits.

2.10 To eliminate the negative fiscal impact on certain municipal services associated with this proposal, the Project will be required to annex to Community Facilities District 2007-01 (the "CFD") for the purpose of financing the Project's proportionate share of the cost for police response, fire and emergency medical response, and park services. The applicant shall petition the City to annex to the CFD under the California Mello-Roos Community Facilities Act (Government Code, Section 53311 et seq.) (the Act"). The applicant agrees to cooperate and not to oppose annexation to the CFD for purposes set forth above.

Alternatively, at the applicant's option, in lieu of annexation to the CFD as set forth above, applicant may make a lump sum payment to the City ("In Lieu Payment") representing the Project's proportionate share of the cost for police response, fire and emergency medical response, and park services. The In Lieu Payment shall be calculated based upon the net present value of the special tax that would be levied upon the Project under the CFD over the term of the CFD special tax. The In Lieu Payment must be paid not later than prior to occupancy of any dwelling within the development.

2.11 Any proposed site features for the disabled that are associated with this project approval, including, but not limited to, property access identification, parking stall and unloading area dimensions, path of travel, and building access, must comply with all applicable State Codes and must first be reviewed and approved by the Building Division (please contact the Building Division for specific requirements and see Condition 2.29 below).

2.12 The project site shall have a decorative block wall built along the eastern property line, as depicted on the approved site plan, conforming to all city height, structural and other standards. The applicant shall make a reasonable attempt(s) to work with the abutting property owner concerning block wall construction.

2.13 Associated with refuse disposal, the project site shall utilize trash barrels, which shall be kept in the usable yard areas or patios of each dwelling unit. In addition, the applicant shall obtain written permission from the local refuse disposal company concerning the acceptability of the barrels as refuse disposal elements.

2.14 At all times when outside lighting typically operates on the project site, the exterior lighting, such as at parking, walkway, and building entry areas, shall be fully functional and shall meet the minimum foot-candle standards of the City to sustain public safety (or, 1.0 foot-candle of illumination). Also, because of the project type and location and the surroundings, the exterior lighting shall include LED lighting elements with proper optics, and no exterior lighting on the site shall generate any glare onto any adjacent properties or public right-of-ways. In addition, with respect of on- and off-site conditions, lighting adequacy shall be verified in conjunction with the review of the project-related construction plans. Lastly, the new lighting fixtures shall further be reviewed with the construction plans to ensure design compatibility with the building architecture.

2.15 All grading and all exterior (during construction and following project completion) drainage on the property shall conform to all applicable requirements of the Public Works Department. The applicant shall attempt to limit any grade differentials with the abutting property. Any post-development grade differentials of 2½ feet or more with the abutting site may warrant further Planning Commission review.

2.16 On-site landscape and irrigation plans for the development, conforming to all city requirements, shall be submitted. These plans further a) shall conform to the provisions of the city's Water-Efficient Landscape Ordinance (Chapter 17.82 of the Covina Municipal Code); and b) shall reflect an enhanced landscape design, particularly in areas adjacent to the two buildings. In addition, the applicant shall make an attempt to preserve and vitalize the existing mature tree in the northwest portion of the property. (Any plans concerning off-site landscaping (e.g., street trees, shall be addressed by the Public Works Department.)

2.17 Any new exterior wall-, ground-, and/or roof-mounted mechanical and utility equipment that are associated with the approved uses must be screened from view by building features or other elements or by painting that matches the style and/or color of the building and/or landscaping. The method of screening shall be identified on the applicable construction or other plans and is subject to staff approval.

2.18 In accordance with Chapter 11.36 of the Covina Municipal Code, no street trees adjacent to the appurtenant site shall be cut or trimmed in any manner by any persons associated with property unless a written permit from the Public Works Department is first obtained.

2.19 Safety-related signage shall be installed relative to cars backing out of the two open parking spaces, subject to staff review and approval.

2.20 Typical permanent and temporary (e.g., banners and construction contractor-related) exterior signage is not a part of this approval process. All signage requests are subject to a separate application process, all applicable requirements shall be met, notably pertaining to signage design, and all necessary permits shall be obtained. The staff shall further review under this process the required safety-related signage (see immediately prior condition) any proposed directional signage.

2.21 Approval of this request shall not waive compliance with all other sections of the Covina Municipal Code, the Covina Design Guidelines, and all other applicable plans and non-City laws and regulations that are in effect at the time of building permit issuance.

2.22 The City shall have the reasonable right of entry to inspect the properties on the overall project site to verify compliance with the Conditions of Approval.

2.23 The construction-related activities concerning the project shall conform to the following requirements that address potential noise and associated impacts: A) The applicant shall prepare a construction mitigation plan to mitigate noise as well as other construction-related impacts. The construction mitigation plan shall address the following areas: 1) site supervision, 2) site access, 3) delivery/haul route and traffic control, 4) material storage, 5) construction parking, 6) work hours, 7) noise reduction, 8) erosion control, 9) dust and mud control, 10) debris cleanup, 11) street sweeping, 12) pedestrian and neighborhood safety, 13) project contact-related signage, and 14) subcontractor education; B) All project construction activities shall only occur on Monday through Saturdays from 7:00 a.m. to 7:00 p.m. only (unless a special construction permit is granted by the City). No construction shall occur on Sundays or legal holidays; C) All construction equipment shall be in proper operating condition and shall be fitted with standard factory noise attenuation features. All equipment shall further be properly maintained to assure that no additional noise, due to worn or improperly

maintained parts, would be generated; and D) The applicant and/or his representative(s) shall frequently monitor for and, if detected, remove any and all graffiti on and/or repair damaged or vandalized construction-related fencing and/or related elements as quickly as possible.

2.24 At least thirty days prior to the commencement of any project-related grading, the applicant and/or his/her representative(s) shall notify the occupants of all residential and institutional properties that lie within 150 feet of the subject property of the general parameters of the impending grading and construction activities. In addition, the applicant and/or his/her representative(s) shall attempt to address any neighbor complaints to the greatest extent practical and as expeditiously as possible.

2.25 Permittee shall defend, indemnify and hold harmless the City, its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The City must promptly notify the permittee of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the permittee of any claim, action or proceeding, or if the City fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

2.26 The permittee shall reimburse the City for any court and attorney's fees which the City may be required to pay as a result of any claim or action brought against the City because of this grant. Although the permittee is the real party in interest in an action, the City may, at its sole discretion, participate at its own expense in the defense of the action, but such participation shall not relieve the permittee of any obligation under this condition.

2.27 If any provision of this grant is held or declared to be invalid, then the entire approval shall be void and the privileges granted hereunder shall lapse.

2.28 The costs and expenses of any code enforcement activities, including, but not limited to, attorneys' fees, caused by applicant's violation of any condition imposed by these applications or any provision of the Covina Municipal Code, or the Covina Design Guidelines shall be paid by the applicant/property owner.

2.29 The following items are required in order to comply with the Public Works Department, Building Division code requirements as they pertain to this proposal: please refer to attachment for conditions.

2.30 The following items are required in order to comply with the Public Works Department, Engineering Division code requirements as they pertain to this proposal: please refer to attachment for conditions.

2.31 The following items are required in order to comply with the Public Works Department, Environmental Division code requirements as they pertain to this proposal: please refer to attachment for conditions.

2.32 The following items are required in order to comply with the Public Works Department, Water Division code requirements as they pertain to this proposal: please refer to attachment for conditions.

3.0 PRIOR TO THE GRANTING OF FINAL APPROVAL OF THE NEW USE OR THE COMMENCEMENT OF OPERATIONS OF THE NEW USE:

3.1 All building, structural, parking, lighting, and landscape improvements shall be constructed, installed, or handled in a good workmanlike manner, consistent with the standard best practices of the subject trades and in a manner acceptable to the City.

3.2 Any project-related damages to any improvements on the project site shall be repaired or replaced, conforming to existing conditions.

3.3 All matters concerning refuse disposal that were noted in Condition 2.13 above shall be addressed.

3.4 This permit shall not be effective until such time as the applicant/property owner each obtain an Inspection and Verification Permit and the City Planner or his/her designee certifies on said permits that the premises and use complies with all of the terms and conditions of this grant of approval.

3.5 This grant shall not be effective for any purposes until the applicant/property owner have each filed at the office of the Planning Division certain affidavits stating that they are aware of, and agree to accept, all of the conditions of this grant.

3.6 The installation of any security system that is associated with the use, as addressed under Chapter 8.20 of the Covina Municipal Code, shall first be coordinated with the Covina Police Department. The installation of any security system(s), as discussed under Chapter 8.20 of the Covina Municipal Code, shall be coordinated with the Covina Police Department. Please determine at the earliest possible time whether a security system is to be utilized, as failure to inform Police of security system installation plans may delay building permit issuance relating to the Plan Check process.

3.7 All exterior lighting on the property shall be fully operable, in accordance with the requirements listed under Condition 2.14 above.

4.0 THE APPROVED USE SHALL BE OPERATED IN ACCORDANCE WITH THE FOLLOWING:

4.1 Any future proposed new uses, building or interior expansions, and/or site improvement modifications shall first be reviewed and approved by the City staff for conformance with these approvals, the Covina Municipal Code, and the Covina Design Guidelines, and the applicable permit issuance processes. If determined by the Planning staff to exceed the scope or intent of these approvals or in any way conflict with the appurtenant conditions, then the City may require the approval of a new or additional zoning application (if needed), and/or the submittal of certain use- or impact-related studies to address any identified concerns.

4.2 In addition, all activities occurring on the site shall be conducted on the inside of the building only and in a manner that meets the provisions of Chapters 9.40 (Noise—which seeks to prevent unusual noises and vibrations on the surroundings) and 9.42 (Environmental Disturbances—which seeks to prevent issues such as odors, fumes, smoke, dust, temperature change, and electrical interference on the surroundings) of the Covina Municipal Code.

4.3 The property shall be used for multiple family residential purposes, consistent with the provisions of the underlying "RD-1,250/Residential – Multiple Family" zoning district.

4.4 The site-, building-, signage-, and landscape-related improvements on the project site shall be maintained in a sound and attractive condition, free of weeds, trash or debris, visible deterioration, graffiti, or other conditions that violate the Covina Municipal Code. The City may require that the applicant/property owner pay the actual and reasonable cost for code compliance services needed to address any identified problem conditions.

CITY OF COVINA

INTEROFFICE MEMORANDUM

DATE: SEPTEMBER 17, 2013

TO:

*Detective Bureau Lieutenant, Covina Police Department
*James Barnes, Fire Department
*Amy Hall-McGrade, Parks & Recreation Director
*Lisa Brancheau, Community Development Department
**Public Works Department:
✓ Building and Safety Section
Engineering Section
Water Division
Environmental Services Section
*Risk Management Division

FROM: PLANNING DIVISION

SUBJECT: SPR 13-015

APPLICANT: MICHAEL CIRRITO

REQUEST: CONSTRUCTION OF 3-UNIT CODOMINIUM DEVELOPMENT AND ASSOCIATED IMPROVEMENTS. (PROJECT PREVIOUSLY BELIEVED TO BE AND ROUTED AS AN APARTMENT DEVELOPMENT – SEE YOUR PRIOR COMMENTS AND PROVIDE REVISED CONDITIONS FOR CONDOMINIUMS. THANK YOU).

ADDRESS: 276 W. DEXTER STREET

It is requested that all comments and requirements for the above project be submitted to the Planning Division no later than the date listed below. If responses can be made sooner, it would be greatly appreciated.

DUE NO LATER THAN: SEPTEMBER 24, 2013

COMMENTS:

Name

9/18/2013
Date

* PLEASE SEE ATTACHED

16

CITY OF COVINA

INTER-OFFICE MEMORANDUM

To: Planning Division

From: Vijay Mepani, General Building Inspector II

After you have successfully completed the Planning Division's plan review process your plans should be ready for submitting to the Building Section for review of State and local Building Code requirements. These are general comments intended to prepare the applicant for a successful and expeditious plan review through the Building Section. Please be prepared to address the following checked items:

- [x] Please submit 8 sets of complete plans including any proposed utilities and earthwork; two sets shall be "stamped approved" by the Covina Planning Division and include the Building Section's comments for consultant review. This project must comply with the 2010 California Building Standards and 2008 energy code.
- [x] Two sets each of any structural and energy calculations shall be submitted with the above mentioned plans. All calculations must bear an original signature from the documented author.
- [x] This project must comply with Federal and State Accessibility requirements to and throughout the building. Include compliance methods and structural details on the plans.
- [x] Demolition and renovations activities require an asbestos containing materials (ACM) survey. (SCAQMD RULE 1403) The ACM report shall be prepared by an accredited testing laboratory in accordance with SCAQMD rules and regulations. Proof of notification to the South Coast Air Quality Management District (SCAQMD), Office of Operations, shall be submitted to the Building Division with your permit application for all renovations and demolition activities. Contact the SCAQMD at the address or number below for more information. Once any demolition activity has been approved by the SCAQMD, a formal demolition plan and permit must be obtained from the Building Division.
  SCAQMD Headquarters; 21865 Copley Drive, Diamond Bar, CA, (909) 396-2381
- [x] The Los Angeles County Fire Department needs to review your construction plans, to expedite this process you will need to contact one or more of their Regional plan check office(s): Appointments to discuss Fire Department requirements may be made between 7:30 a.m. and 10:30 a.m. The main office is located at 5823 Rickenbacker Road, Commerce, CA 90040-3027. Phone number is (323) 890-4125.

Regional plan check offices for the Los Angeles County Fire Department:

Glendora Office, Building Plan Review Only
231 W. Mountain View Avenue
Glendora, CA 91740
(626) 963-0067

Commerce Office, Sprinkler & Alarm Plan Review
5823 Rickenbacker Road
Commerce, CA 90040-3027
(323) 890-4125

Commerce Office, Land Development / Access
5823 Rickenbacker Road
Commerce, CA 90040-3027
(323) 890-4243

☐ Los Angeles County Environmental Health (LACEH) plan approval for "food establishments" is required before permit issuance. Contact the Los Angeles County Environmental Health at 626-430-5560 for more information on submittal and the plan check process. The Health Department must approve the location of a grease interceptor.

☑ Please provide an additional digital copy (pdf preferred) of the building floor plan, elevations, and site plan to be submitted to the LA County Assessor. This copy should be in sufficient detail to allow the assessor to determine the square footage of the building and, in the case of residential buildings, the intended use of each room.

-For additional information, please contact the LA County Assessor's, Public Service Desk at 888-807-2111.

☑ The City of Covina has formally adopted a public noticing program for residential construction projects to provide the public with an opportunity to verify the validity of construction within their neighborhoods. This program requires the property owner and/or contractor to place a sign 14" high x 22" wide using a minimum black 24 point font (Arial) on a white background. The noticing sign must be suitable for outdoor use and placed within the front yard where it is clearly visible from the public right-of-way. The following items must be included on the residential noticing sign:

A) Address of construction project
B) Type of construction project
C) Name of contractor/owner
D) Telephone number of contact person
E) Contractor's license number
F) Permit number with date of issuance
G) City of Covina Building Division telephone number
H) Construction activity prohibited Monday through Saturday from 8pm-7am and all day on Sundays or Holidays unless otherwise permitted.

☐ A valid City wastewater permit and properly sized interceptor will be required at permit application unless otherwise approved.

☑ School District application and approval including any related fees must be provided before permit issuance.

☑ Construction activity within 500' of a residential zone is prohibited between the hours of 8:00pm and 7:00am and on Sundays and Holidays unless otherwise permitted by the City.

☑ The Building Section plan check process may address additional concerns.

Received, Public Works
SEP 18 2013
Eng/Env

CITY OF COVINA

INTEROFFICE MEMORANDUM

DATE: SEPTEMBER 17, 2013

TO:
*Detective Bureau Lieutenant, Covina Police Department
*James Barnes, Fire Department
*Amy Hall-McGrade, Parks & Recreation Director
*Lisa Brancheau, Community Development Department
**Public Works Department:
Building and Safety Section
✓ Engineering Section
Water Division
Environmental Services Section
*Risk Management Division

FROM: PLANNING DIVISION

SUBJECT: SPR 13-015

APPLICANT: MICHAEL CIRRITO

REQUEST: CONSTRUCTION OF 3-UNIT CODOMINIUM DEVELOPMENT AND ASSOCIATED IMPROVEMENTS. (PROJECT PREVIOUSLY BELIEVED TO BE AND ROUTED AS AN APARTMENT DEVELOPMENT – SEE YOUR PRIOR COMMENTS AND PROVIDE REVISED CONDITIONS FOR CONDOMINIUMS. THANK YOU).

ADDRESS: 276 W. DEXTER STREET

It is requested that all comments and requirements for the above project be submitted to the Planning Division no later than the date listed below. If responses can be made sooner, it would be greatly appreciated.

DUE NO LATER THAN: SEPTEMBER 24, 2013

COMMENTS: A PARCEL MAP WILL BE REQUIRED IN ADDITION TO PREVIOUS & REVISED COMMENTS (CMC PER 16.06.010)

LAURA LARA 9/23/13
Name Date

19

Planning Division
City of Covina
AUG 2013

CITY OF COVINA
INTEROFFICE MEMORANDUM

DATE: JULY 30, 2013

TO:

Detective Bureau, Covina Police Department
Lisa Brancheau, Assistant to the City Manager
James Barnes, Inspector, Fire Department
Flent McClain, Deputy Building Official
Public Works Department:
✓ Engineering Division
Environmental Division
Water Division

Received, Public Works
JUL 31 2013
Eng/Env

FROM: Planning Division

SUBJECT: SITE PLAN REVIEW 13-015

APPLICANT: MICHAEL CIRRITO

REQUEST: NEW 3-UNIT APARTMENT BUILDING AND ASSOCIATED IMPROVEMENTS

ADDRESS: 276 W. DEXTER STREET

It is requested that all comments and requirements for the above project be submitted to the Planning Division no later than the date listed below. If responses can be made sooner, it would be greatly appreciated.

DUE NO LATER THAN: AUGUST 15, 2013

COMMENTS: SEE ATTACHED MEMO

LAURA LARA
Name

8/21/13
Date

SITE PLAN REVIEW FEE DUE $385.00

20

CITY OF COVINA

INTER-OFFICE MEMORANDUM

TO: Planning Division

FROM: Engineering Section

DATE: August 24, 2013

SUBJECT: REVISED*** **(SEE REQUIREMENTS IN BOLD)**
TO CONSTRUCT A 3-UNIT CONDOMINIUM DEVELOPMENT AND ASSOCIATED IMPROVEMENTS AT 276 WEST DEXTER STREET, SPR 13-015.

The following requirements are recommended for this project:

1. A copy of a current grant deed or title policy showing the current record owner(s) and a legal description of the subject property shall be submitted.

2. The current owner(s) shall sign a form requesting that the subject property be annexed to the Covina Lighting and Landscaping Districts. Once the property is to these District, the property owner(s) will be periodically assessed for landscaping and lighting, appurtenant maintenance costs.

3. A Parcel Map will need to be filed with the Planning Division, per the Covina Municipal Code Title 16.

4. The owner shall dedicate the northerly 3.50 feet of subject property to the city for alley widening purposes.

5. The proposed development is subject to the provisions of Title 11 of the Covina Municipal Code. Title 11 requires the owner(s) to install the following public improvement in accordance with the city standards prior to the issuance of a building permit.

    a. Pave alley widening, remove and reconstruct up to existing to the centerline of alley with 3" thick asphalt concrete on 4" aggregate base. The new alley paving shall slope to the centerline of the alley.
    b. **Replace concrete swale at alley and relocate power pole as needed for the ramp at the alley.**
    c. Construct sidewalk, curb, gutter, driveway, irrigated tree wells with street trees and modification of cross gutter (as needed for wheelchair ramp) at Fourth and Dexter intersection.
    d. Construct a wheelchair ramp at the southeast corner at Dexter Street and Fourth Avenue.
    e. Replace and reconstruct broken portion of existing curb and sidewalk of Dexter Street
    f. **Driveway approach at Fourth Avenue to follow City Standard Drawing.**

g. Install one (1) Southern California Edison Company-owned marbelite street light pole with underground wiring and 5,800 lumen HPSV light at Fourth Avenue. The approximate location is between Dexter Street and alley.
h. Install one (1) street tree at Fourth Avenue location and planting requirements shall be determined by the Covina Engineering Division.

6. Faithful performance or cash bond covering the required public improvements shall be submitted.

7. The following fees are required:

   a. Engineering plan check and field inspection.
   b. Sewer connection
   c. Address fee (see Engineering for addressing new units)

8. All utilities serving the development shall be placed underground.

9. Developer shall revise the site plan to show the public improvements to be constructed.

10. The contractor constructing the public improvements shall obtain a city business license and permit and shall satisfy the city's insurance requirements.

11. A quantity and cost estimate that covers all required public improvements shall be submitted by the developer's engineer. The performance bond amount and engineering and inspection fee will be based on this amount.

ENVIRONMENTAL SERVICES SECTION
PLAN REVIEW COMMENTS

Project Address: 276 W Dexter Street

Date Due: Rec'd 8/15/13 Date Returned: 8/15/13 Project #: SPR 13-015

Reviewed By: Vivian Castro

Description: ~~Ex Post Facto - 2,725 of Mezzanine~~ 3u apt

After initial review of your project, it has been determined that that your project requires submission of the following items and estimated fees.

Required Documents

Three (3) reports of each of the items noted below, including plans, must be submitted to Environmental Services. All signatures and stamps must have wet-ink application.

- ☐ Storm Water Pollution Prevention Plan (SWPPP - The project area is 1 acre or greater. A SWPPP must be provided for this project as required by the State Water Resources Control Board.
- ☑ Standard Urban Stormwater Mitigation Measure (SUSMP) - The project meets the Los Angeles Regional Water Quality Control Board's criteria for a Priority Planning Project. A SUSMP must be provided for this project.
- ☐ Site-Specific SUSMP - The project falls into a category specified by the Los Angeles Regional Water Quality Control Board as requiring a Site-Specific Mitigation Review.

Required Forms

All signatures and stamps must have wet-ink application.

- ☑ Form OC1 (must also attach copy onto field plans)
- ☑ Form PC
- ☐ Form LSWPPP (Local Stormwater Pollution Prevention Plan). If project area is acre or greater.
- ☑ Form P1
- ☑ Form P2
- ☑ Maintenance Covenant. See template and instructions.
- ☑ Construction and Demolition Debris Recycling will be required for this project. Please see forms and instructions.

Estimated Plan Review Costs – *Total Estimated Environmental Review Fees $* see minimums noted below

- ☑ Initial Plan Review by Environmental Services - $40, now due.
- ☑ Review of subsequent submissions to Environmental Services - $40 (per subsequent submission). Estimated 4 inspections.
- ☐ SWPPP - $600, plus fees for additional review or consultation with City stormwater consultant, if requested. If 1 acre or more.
- ☑ SUSMP - New development or redevelopment projects that meet redevelopment thresholds in the following project categories. Base cost, plus fees for additional review or consultation with City stormwater consultant , if requested.
  - Single-family hillside home - $300
  - Ten or more unit homes - $1,200. May be more if SUSMP requires multiple reviews by Stormwater Consultant.
  - Industrial/Commercial development with 10,000 or more square feet of impervious surface area- $1,200
  - Automotive service facility- $1,200
  - Retail gasoline outlet - $1,200
  - Restaurant - $1,200
  - Parking lot (5,000 square feet or more surface area or 25 or more parking spaces) - $1,200
  - Other development - $600 +. Estimated cost of $1,200 for this project.
- ☑ Construction site stormwater compliance inspection and reinspection fees of $75 - $125 per inspection may apply. (Estimated 8 inspections).
- ☐ Site Specific Mitigation Review - $600 for projects with any of the following characteristics:
  - Vehicle or equipment fueling areas
  - Vehicle or equipment maintenance areas, including washing and repair
  - Commercial or industrial waste handling or storage
  - Outdoor handling or storage of hazardous materials
  - Outdoor manufacturing areas
  - Outdoor food handling or processing
  - Outdoor animal care, confinement, or slaughter
  - Outdoor horticultural activities

Additional Comments

☐ Industrial Waste Permit may be required. Please check with Building Section.

Other

☑ You are hereby advised that only Athens Services/Covina Disposal (888-336-6100), the City's exclusive franchise trash hauler, is allowed to provide bins and pick up and dispose of trash and recyclables, including all construction and demolition projects. The ONLY exception is that the project contractor, using his own equipment and staff, can take recyclables to a recycling facility.

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ENVIRONMENTAL SERVICES FEES

See Environmental Fist

LOCATION: 276 W Dexter Street

Project# SPR 13-015

Fee Description	Fee	Account Number	Munis Code	✓	
NPDES					
Hazardous Material/Illicit Discharge Response - Cleanup and Disposal Fee	Actual cost	6200555043160	ESSITE		
Hazardous Material/Illicit Discharge Response - Material Fee	Actual cost	6200555043160	ESSITE		
Hazardous Material/Illicit Discharge Response (per hour) 7:00am-6:00pm Monday - Thursday	$ 75.00	6200555043160	ESSITE		
Hazardous Material/Illicit Discharge Response (per hour) 6:00pm-7:00am; Friday; Saturday; Sunday & Holidays	$ 125.00	6200555043160	ESSITE		
NPDES Construction Site Inspection, per inspection	$ 75.00	6200555043262	ESMITA	✓	
NPDES Construction Site Inspection - Violation follow-up (per incident)	$ 125.00	6200555043262	ESMITA		
NPDES Site Specific Mitigation Review	$ 600.00	6200555043262	ESMITA		
NPDES SUSMP and Site Specific Mitigation Review - 10 or more units, =/>10,000 sf commercial/industrial; automotive shops or restaurants, =/>5,000 sf or 25 spaces parking lot	$ 1,200.00	6200555043262	ESMITA	✓	
NPDES SUSMP Review - Hillside Residential	$ 300.00	6200555043262	ESMITA		
NPDES SUSMP Review - Other Development	$ minimum 600.00	6200555043262	ESMITA	✓	$1,200 estim.
Environmental Impact Report - Initial Study (per application)	$ 610.00	6200555043290	ESEIR		
Environmental Impact Report - Review and Admin of EIR	$ 610.00	6200555043290	ESEIR		
NPDES WDID and SWPPP verification (document review)	$ 25.00	6200555043290	ESEIR		
Environmental Plan Review - Initial Study (3 reviews)	$ 40.00	6200555043400	ESPLAN	✓	
Environmental Plan Review - Additional Study (per review)	$ 40.00	6200555043400	ESPLAN	✓	
NPDES Permit Inspection - Commercial/Industrial (business License - annual)	$ 85.00	6200555046385	ESNPDE		
NPDES Permit Inspection - Restaurants (business License annual)	$ 50.00	6200555046385	ESNPDE		
NPDES - Environmental Compliance Fee (charged to all businesses with business license application)	$ 15.00	6200555046387	ESENVF		
INDUSTRIAL WASTE					
Industrial Waste - Permit Application/Issuance Fee	$ 15.00	6200557041190	ESIWAP		
Industrial Waste - Permit, Annual Inspection Fee	See IW Fee Sheet	6200557041990	ESIWP		
MISCELLANEOUS					
Promotion Supplies	Enter Amt.	6200555046390	ESPRMO		
REFUSE					
Refuse - large event and venue waste reduction & recycling plan review	$ 50.00	6200558046390	ESLARG		
Illegal Recycling Container Impound Fee	$ 500.00	6200558046395	ESIMP		

ES Staff Vivian Castro

Date 8/15/13

Revised 11-30-11

Take this invoice to the Covina Finance Department to make your payment. You will be provided a receipt that must be shown at the Building and Engineering counters as proof of payment prior to any permit being issued.

CITY OF COVINA

INTEROFFICE MEMORANDUM

DATE: SEPTEMBER 17, 2013

TO:

*Detective Bureau Lieutenant, Covina Police Department
*James Barnes, Fire Department
*Amy Hall-McGrade, Parks & Recreation Director
*Lisa Brancheau, Community Development Department
**Public Works Department:
Building and Safety Section
✓ Engineering Section
Water Division
Environmental Services Section
*Risk Management Division

FROM: PLANNING DIVISION

Received, Public Works
SEP 19 2013
Eng/Env

SUBJECT: SPR 13-015

APPLICANT: MICHAEL CIRRITO

REQUEST: CONSTRUCTION OF 3-UNIT CODOMINIUM DEVELOPMENT AND ASSOCIATED IMPROVEMENTS. (PROJECT PREVIOUSLY BELIEVED TO BE AND ROUTED AS AN APARTMENT DEVELOPMENT – SEE YOUR PRIOR COMMENTS AND PROVIDE REVISED CONDITIONS FOR CONDOMINIUMS. THANK YOU).

ADDRESS: 276 W. DEXTER STREET

It is requested that all comments and requirements for the above project be submitted to the Planning Division no later than the date listed below. If responses can be made sooner, it would be greatly appreciated.

DUE NO LATER THAN: SEPTEMBER 24, 2013

COMMENTS: NO CHANGE FROM FIRST COMMENTS
PROPERTY HAS ONE EXISTING 1" SERVICE, WOULD RECOMMEND SEPARATE SERVICES TO ONE FOR IRRIGATION.

Dan Dopita
Name

9-18-13
Date

25

CITY OF COVINA

PLANNING COMMISSION AGENDA REPORT
ITEM NUMBER NB3
November 22, 2016

TO: Chairman and Members of the Planning Commission

FROM: Brian K. Lee, AICP, Director of Community Development

SUBJECT: **Application Site Plan Review (SPR) 16-009, for the development of a two-story, 28-beds/rooms skilled nursing and memory care facility totaling 39,644 square feet on Masonic Homes Covina campus Parcel D, located at1650 East Old Badillo Street – APN: 8426-012-012.**

SITE AND PROJECT DESCRIPTION

A. Project Information:

Request:	To develop a two-story, 28-beds/rooms skilled nursing and memory care facility totaling 39,644 square feet on Masonic Homes Covina campus Parcel D.
Applicant:	Christian Santos, Sares-Regis Group
Property Owner:	Masonic Homes of California (MHC)
Location:	1650 East Old Badillo Street
Assessor Parcel Map No:	8426-012-012

B. Site and Surrounding Land Uses-Table 1:

	General Plan	Zoning	Existing Uses
Subject Site	LDR (Low Density Residential)	RD-8500 (PCD)	Masonic Homes Covina
North	LDR (Low Density Residential) and S (School)	R-1-7500 (Single Family Residential)	Single-family residence and Badillo Elementary School
South	P (Park)	Los Angeles County and A-2 and R-1-20,000 (Agricultural and Residential)	Property of Los Angeles County/Walnut Creek Regional Park
East	City of San Dimas	City of San Dimas	Single-family residence
West	LDR (Low Density Residential)	R-1-8500 (Single Family Residential)	Single-family residence

C. Site Characteristics: The Masonic Homes Covina campus, approximately 30 acres in size, is comprised of four contiguous parcels. Parcel A, the southern portion of the campus, is currently undeveloped. Parcels B and C, the northern and central portion of the campus, are developed with a variety of facilities including three grouped senior dwelling units (56 senior apartments), eight children group homes, a 65,064-square-foot administrative and common building, 9,400-square-foot maintenance facility, playground area, swimming pool, tennis courts, large open areas, and 154 parking spaces. Four cottages and three campus residences previously located on Parcel B were demolished in 2009. The project site, Parcel D, is located on the eastern portion of the campus and is currently developed with access driveways, a fire access lane, and covered parking along the parcel periphery. Parcel D is landscaped with non-native grass and ornamental trees and. The campus' primary access, including Parcel D, is from the East Old Badillo Street main entrance; emergency fire access is via Reeder Avenue.

PROJECT HISTORY

Masonic Homes of California (MHC) has operated residential services on this site to Mason's widows, orphans, and members since 1916. For the first forty years, the site had a children's home for Masonic orphans. Due to the decline in the number of Masonic orphans, the organization sought to more fully use the campus by adding senior housing to the mix. Today, the Masonic Home of Covina houses approximately 75 Mason residences on campus in independent and assisted living.

Since 1986, the following approvals have been obtained:

Date	Approvals	Status
October 1986	City Council approved Planned Community Development PCD 86-003, granting a zone change from Agricultural-Residential (A-1) to Multiple-Family (RD-8500) with a (PCD) Overlay Zone and the development of a 112-unit senior assistant housing complex in two phases. A minor amendment to PCD 86-003 was administratively granted to allow the new assisted care facility. Ordinance No. 1627	Phase 1 was completed, which resulted in the development of 56 senior assisted care units
1998	Site Plan Review (SPR) 98-041, allowing the construction of a two-story 9,500-square-foot building for the operation of an assisted care support facility in conjunction with the senior housing complex.	Complete

December 1999	Planning Commission approved SPR 99-033 permitting the demolition of ten existing buildings and construct eight children group homes, one maintenance facility, tennis court, and two parking areas.	Complete
December 1999	Planning Commission approved Oak Tree Permit 99-001 granting the removal of an oak tree and allowing the performance of work under two other oak trees' drip line.	Complete
February 2008	City Council approved SPR 06-016(F) permitting the demolition of four group homes and three administrative residences (approximately 18,000 square feet), the conversion of 56 existing senior units to three group dwellings, the construction of 171 new residential units (including other community activities), and the development of a two-story memory care and assisted living facility and a one-story skilled nursing facility. PCD 07-001 established a PCD overlay zone and included site-specific development standards. Tree Preservation Permit TTP 07-001, in conjunction with an Arborist's report, allowed for the preservation, maintenance, and removal of mature oak trees and non-Heritage trees. Development Agreement (DA) regulated the proposed development; and a Lot Line Adjustment (LLA) was permitted for financing purposes. Ordinance No's: 08-1944, 08-1945 and Resolution No. 08-6612	In July 2008, a Development Agreement was filed and recorded with the Los Angeles County Recorder's Office. The Agreement's initial 10 year-term will terminate March 2018, unless agreement is modified or extended. In September 2008, Lot Line Adjustment (LLA) No. 43 was filed and recorded with the Los Angeles County Recorder's Office. In March 2009, Masonic Homes received the appropriate demolition permits for removal of the group homes and administrative residences, as approved. As of this writing, no new development has occurred and no building permits have been issued for new construction.
October 2013	Planning Commission approved Conditional Use Permit CUP13-014 for the conversion of a children's group home into a children's advocacy center (CAC), to house a nonprofit organization focusing on the assessment and treatment of child abuse.	The conversion of the group home is complete and the CAC is operating on site.

ANALYSIS

A. **Background:** In 2008, Masonic Homes of Covina (MHC) received approval to redevelop portions of the Covina Campus to provide senior residences and continuing care services. The approval included the demolition and renovation of existing facilities and the construction of new facilities. In all, the approved 30-acre Master Plan campus includes: 182 dwelling units (171 new units), a 26,132-square-foot two-story assisted living/memory care facility (29 beds), a 15,000-square-foot single-story skilled nursing medical facility (20 beds), common amenities, administration and support facilities, and 419 parking spaces. The approved project entitlements included:

- PCD Ordinance No. 08-1944 established an Overlay Zone designation to adopt and apply site-specific development standards unique to the property, pursuant to Covina Municipal Code (CMC) Chapter 17.58. The Ordinance approved the skilled nursing, memory care, and assisted living buildings and services as a permitted use by right; therefore, eliminating the requirement to obtain a Conditional Use Permit for the skilled nursing and memory care use as required per CMC Section 17.28.030 (Uses permitted subject to a conditional use permit). Further, the PCD Ordinance permitted additional density over the RD 8500 Zoning Code allowance of one unit per 8,500 square feet;

- Development Agreement Ordinance No. 08-1945 established certain conditions and requirements related to review and development of the project and facilitated development of the project subject to specific conditions and requirements. The Development Agreement ensured the project's consistency with the General Plan by restricting the site's use to a senior continuing care community with assisted living services. The Development Agreement made special findings stating the project is a unique gated, private, and full-service senior continuing care community, which provides for clustered design and large amounts of open space. The project's findings established the project's 6.09 unit/acre density is deemed to be in compliance with both the General Plan and the Zoning Code;

- Site Plan Review SPR 06-016(F) approved the above entitlements;

- TTP 07-001 approved removal of one mature oak tree located on Parcel A and regulations to preserve potential impacts to remaining Heritage and non-Heritage trees;

- Lot Line Adjustment (LLA No. 43) for financing purposes; and

- Resolution No. 08-6612 approved Mitigated Negative Declaration (MND) and associated Mitigation Reporting and Monitoring Program pursuant to the California Environmental Quality Act (California Public Resources Code 21000 et. Seq.). The MND determined that the project, as mitigated, will not have a significant adverse

impact on the environment and that the required mitigation measures will reduce general effects of the project on the environment to a level less than significant.

B. **Project Description:** Per the 2008 approvals, Parcel D is approved for the development of a 26,132-square-foot two-story assisted living/memory care facility (29 beds) and a 15,000-square-foot single-story skilled nursing medical facility (20 beds). The assisted living/memory care facility is considered a single group home/dwelling unit; therefore, it is counted as one dwelling unit. The skilled nursing medical facility is considered a hospital/medical facility; as such, it is not as a group home or dwelling unit. A maximum of one dwelling unit is approved for Parcel D.

The applicant requests approval to modify the use and design of Parcel D's approved memory care/assisted living facility and skilled nursing facility. The applicant submitted a Site Plan Review application (SPR 16-009) for the development of a two-story, 28-unit skilled nursing and memory care facility (32 beds) totaling 39,644-square-feet. As proposed, the skilled nursing and memory care facility will be housed in a single two-story building rather than two separate buildings. The 2008 approved assisted living facility use will be eliminated; thus, reducing the overall building size by 1,488 square feet and number of beds/rooms by 21. As noted previously, the assisted living/memory care facility is considered a single group home/dwelling unit; therefore, it is counted as one dwelling unit and does not exceed the maximum density approved for Parcel D and all other elements of the 2008 approved project would remain the same.

The following table provides a comparison of the 2008 Parcel D approved facilities and the 2016 proposed project.

Parcel D	2008 Approval	2016 Proposal	Modification Summary
Building G	• Memory Care and Assisted Living Facility with 29 beds (entitled as 1 unit) • Two story building • 26,132 sq. ft.	• Skilled Nursing and Memory Care Facility (28 units/32 beds) • Two story building • 39,644 sq. ft	The proposed plan combine Building G and H into one building. Thus, this modification summary determines the difference between the

Building H	• Future Skilled Nursing Facility (20 beds) • Single story building • 15,000 sq. ft.		approved development in Buildings G and H and the proposed project. • Assisted Living Facility eliminated • One structure fewer • Less 1,488 sf. • 21 beds fewer

The following describes the project in more detail. The full development package is provided in Exhibit 3, Project Plans.

1. **Site Design:** The project site (Parcel D) is an irregular-shaped parcel bounded with approximately 331 feet of frontage on North Reeder Avenue to the east, group senior home buildings to the north and northwest, and Children's Home buildings to the south and southwest within the Covina campus. The proposed L-shaped building is positioned and designed to engage the adjacent group senior home buildings to form outdoor common useable open space areas northwest of the building, create a large open space area south of the building, and develop landscaping, parking, and vehicular and pedestrian pathways along the periphery.

   Additionally, the proposed development includes an emergency generator and air-cooled chiller southeast of the facility astride Parcels D and A. The ground-mounted mechanical equipment is proposed within a new 1,213-square-foot enclosure with 10-foot-high masonry walls.

   It should be noted, that per the Subdivision Map Act, contiguous parcels under the same ownership are considered for development purposes a single property. Therefore, based on this definition, the location of the proposed mechanical equipment is allowable.

2. **Access and circulation:** Existing access to the 30-acre campus and to the Parcel D site is provided from the main entrance on East Old Badillo Street. The entrance is gated and manned 24 hours a day, seven days a week. Existing on-site vehicular circulation within the Covina campus includes a loop system that wraps around Parcel D's east and south property boundaries, providing direct access to the parking and to the proposed facility's main entrance. New five-foot-wide pedestrian pathways are proposed along the proposed facility's north, south, east, and west perimeter, thus, connecting open space areas and existing walkways.

No changes are proposed to the existing emergency only access driveway located on North Reeder Avenue at the northeast boundary of the project site and the 26-foot-wide concrete fire access lane along the parcel's northern boundary.

3. **Parking:** Nineteen on-site guests and employee parking spaces will be located along the proposed facility's perimeter; a covered vehicular passenger drop-off area is proposed at the facility's front entrance. Based on the City's parking code, the proposed project should provide a minimum of 11 parking spaces (one parking space per three beds). The project would exceed the minimum requirement by eight parking spaces. The proposed facility's residents would not own or operate cars. Masonic Homes of Covina provides drivers/vans to transport residents to appointments on an on call basis.

4. **Common Open Space:** The proposed project includes an enclosed memory care garden and an open courtyard on the northwest side of the building contiguous to an existing courtyard used by the nearby senior housing apartments. Collectively, both courtyards and the memory care garden visually create a large 12,735-square-foot common open space area. The existing courtyard is approximately 6,035 square feet in size and contains a sunken barbecue area with tables, chairs, and trellis, all surrounded by a planted grassy area. The proposed 6,700-square-foot open courtyard includes a 2,990-square-foot secured memory care garden and an outdoor seating area shaded by trellises and trees. The newly formed memory care garden includes benches and tables, and raised planter beds for resident gardening activities, and is only accessible from the first-floor great room. The remaining open courtyard would be accessible from the pedestrian pathways located north of the proposed facility.

   Additionally, a 500-square-foot communal balcony is proposed on the second-floor overlooking the open space courtyards. The balcony will include tables, chairs, and umbrellas, and is only accessible from the second-floor great room.

5. **Landscaping:** The proposed development will require the removal of and/or impacts to approximately 50 non-Heritage trees, none of which are protected by the City's Tree Preservation Ordinance. A full complement of new landscaping will be installed and designed with regular geometries to harmonize with the building's forms as well as with the natural environment. Landscaping will include locally appropriate trees (often using California native species), shrubs, grasses, shade plants, and screening hedges. Shade trees and trellises are proposed to be near outdoor seating areas for shade. Pursuant to the recommendations from the Arborist's Report prepared by DUDEK, dated January 2007, the non-Heritage trees should be replaced at a ratio of 1:1; all replacement trees planted in areas along property lines shall be 60-inch box and planted at a minimum of every 16 feet. A detailed landscape and irrigation plan

shall be provided for review and approval prior to issuance of building permits. (Condition no. D.2)

6. **Walls and Fences:** The project proposes the construction of a new three-foot-tall retaining wall northeast of the proposed building. The project also proposes a 10-foot-high masonry wall enclosure located to the southeast of the proposed facility for the proposed ground-mounted mechanical equipment. Additionally, the proposal includes replacing approximately 180 feet of a six-foot-tall chain link fencing including the North Reeder Avenue emergency access gate) with a new six-foot-tall wrought iron fence and gate.

7. **Signage:** The main exterior signage is proposed to be a small sign indicating the main building entry. The proposed sign(s) for this project will be subject to a separate plan review and approval pursuant to CMC.

8. **Architecture:** The proposed building's massing, fenestration, materials, and finishes are designed to complement the existing campus' mid-century modern architecture (designed by A. Quincy Jones and Frederick Emmons), which includes open living spaces and a close relationship with the surrounding exterior environment. The proposed architectural design incorporates a flat roof, linear forms, monolithic Portland cement plaster, composite wood, glazed tile walls, large glass windows, aluminum composite panel overhangs, and sheet metal parapet caps. The proposed materials, proportion of elements, and architectural character of the proposed structure is in harmony with existing uses on site.

9. **Floor Plan:** The first floor is proposed to house the memory care facility and the second floor is proposed to house the skilled nursing facility. Sixteen memory care beds are proposed to be located within 14 residential rooms and 16 skilled nursing beds are proposed to be located within 14 residential rooms on the second. The 24 single-occupancy rooms are approximately 380 square feet in size and the four double-occupancy rooms are approximately 600 square feet in size. Each residential room is proposed to include a bathroom, seating area, and personal belongings' storage. Outside of each resident's room, a personal display case is proposed.

   The proposed floor plan is designed per the "household model" of senior living care, which emphasizes patient-centered design in a "home-like" configuration. The household model allows multiple rooms (living, dining, dietary/nourishment, nurse station, and circulation areas) to be combined into a single great room. The combination of these spaces into a single open space has the added benefit of affording the nurse station visual control of multiple areas from a single position. Each floor is proposed to provide a lobby area, living room, dining room, a dietary/nourishment area, recreation and social room. Additional amenities include a

dietetic service area (kitchen) where food is stored and prepared on the first floor and a barber/beauty salon, occupational therapy, and gym on the second floor. Private resident balconies or patios are not proposed due to safety concerns.

10. **Operation of the skilled nursing and memory care facility:** Masonic Homes of Covina's (MHC) objective is to expand its continuum of care and eliminate the negative impact of separation involved with relocating residents from their homes. The addition of the proposed skilled nursing and memory care facility would enable MHC to serve the needs of medically frail MHC residents, those with memory care needs, and individuals who require short term rehabilitation as a transition from acute care hospital to their home setting.

    The proposed facility is designed to serve those with cognitive impairments and memory care needs requiring help with daily living activities such as bathing and dressing on the first floor and those with short-term or long-term skilled nursing needs requiring a high level of care such as ambulatory and medical assistance on the second floor.

    The facility will operate 24 hours a day, year round. It is anticipated that the facility will be staffed by 20 employees, including nursing, maintenance, kitchen staff, administrators, and housekeeping. It is anticipated that six to ten employees will be on duty during each shift. The number of shifts is unknown at this time. Normal visiting hours are 8:00 A.M. to 8:00 P.M., seven days a week with exceptions upon request.

11. **Office of Statewide Health Planning and Development (OSHPD):** The building, as a whole, is designed to be developed to skilled nursing facility (SNF) standards per the requirements of the Office of Statewide Health Planning and Development (OSHPD). SNF operational requirements are defined by Title 22 of the California Code of Regulations and the California Department of Public Health. OSHPD has jurisdiction over hospitals and SNFs design and permitting. OSHPD reviews and inspects all healthcare projects in California and essentially takes the place of the local building department. OSHPD provides building permits but relies on the local authorities for entitlement approvals. OSHPD has stringent requirements related specifically to fire and life safety to ensure that the building can continue to operate during and after a catastrophic event such as an earthquake.

    OSHPD has dictated several additional requirements to meet best health planning practices; these additional requirements will result in an increase of the building's square footage above the original 2008 approval. Such additional requires include larger kitchens and other support communal spaces, and additional single occupancy rooms in place of double occupancies.

OSHPD defines life safety requirements and oversees design and construction to ensure that the building will remain functional and continue to operate during and after catastrophic events such as an earthquake.

C. **Precise Plan Modifications:** Pursuant to Section 17.58.190 (Precise Plan-Modification), the applicant is requesting approval to modify the front and rear yard setbacks and building length from the approved 2008 site plan review (SPR 06-016 [F]) to accommodate the revised use and design, and current OSHPD requirements.

Skill nursing facility (SNF) operational requirements are defined by Title 22 of the California Code of Regulations and the California Department of Public Health. OSHPD necessitated a number of additional requirements to meet best health planning practices that have increased the building's square footage from the original 2008 approval, as discussed above.

The Precise Plan modifications are as follows:

1. Front Yard Setback: Per Section 17.28.120 of the CMC, a minimum 25-foot front yard setback for the first floor and a 40-foot setback for the second floor as measured from the front property line is required. The intent of this requirement is to promote variation in open space. The proposed development exceeds the minimum setback requirement for the first floor; however, deviates from the second floor 40-foot front setback at the southeast corner of the building by approximately 13 feet when measured from the property line.

   As defined per Section 17.04.513 (Setback line, front yard), the front yard setback line is parallel with the street line or, when established by the General Plan, with the highway right-of-way line, removed therefrom by the perpendicular distance prescribed for the front yard. As shown on the site plan, the reduction of the second-floor setback is caused primarily because of the parcel's east exterior property line projecting inward approximately 38 feet towards the building and away from North Reeder Avenue. The void created between the property line and North Reeder Avenue is designated as public right-of-way and is currently maintained by Masonic Homes of Covina. If the exterior property line did not project inward and were to continue to parallel North Reeder Avenue street line, the proposed front yard setback would vary between 56 to 68 feet exceeding the minimum requirements for the first and second floor. Therefore, as defined per Section 17.04.513 of the CMC, the front yard setback from North Reeder Avenue street line provides the minimum perpendicular distance required and meets the intent of the CMC.

2. Rear Yard Setback: Pursuant to CMC, Section 17.28.140 (Rear yard), a minimum rear yard setback of 25 feet is required. Due to the L-shape building design and irregular shaped parcel, the rear yard setback varies from a minimum of 8 feet 3 inches near the southwest corner to 102 feet near the northwest corner of the proposed structure. The development is located within a campus setting and designed to integrate with existing development on site. The proposed L-shape building creates an open courtyard area and builds upon the existing courtyard northwest of the building. The intent of the development is to increase connectivity, enhance walkability, and provide a more cohesive overall experience for the residents.

   As defined per the Subdivision Map Act, contiguous parcels under the same ownership are considered for development purposes a single property. Therefore, based on this definition, the 30-acre Covina campus is regarded as a single property and the internal properly lines are not considered the defining property line boundaries for setback requirements. Hence, the proposed development is in conformance with the rear yard setback requirement and meets the intent of the CMC.

3. Building Length: Per Section 17.28.510 (Architectural features) of the CMC, buildings shall not exceed 160 feet in length. As proposed, the building exceeds the 160-foot maximum by 42.5 feet resulting in 202.5 feet in length. It should be noted however, that per the approved 2008 precise plan, the two adjacent buildings (Buildings G and H) collectively, resulted in 250 linear feet of building frontage. Therefore, the proposed project is 47.5 feet (19%) less in mass than the 2008 approved project.

   The length of the proposed building is due to several factors, including the modified use and design of the 2008 approved precise plan for Parcel D. As proposed, the facility combines the skilled nursing and memory care facility into a single two-story building and eliminates the assisted living facility use and a second building. Additionally, as noted above, SNF operational requirements are defined by Title 22 of the California Code of Regulations and the California Department of Public Health. Based on SNF operational requirements, OSHPD has dictated several additional requisites to meet best health planning practices that have increased the building's square footage from the original 2008 approval.

   To minimize the building's mass, the proposed building's façade is articulated with decorative channels/plaques, diverse building materials, overhangs, and numerous building jogs and offsets on all sides of the structure. Additionally, numerous tree plantings and soft landscaping are proposed around the buildings perimeter visually reducing the size of the building.

With the combining of two buildings into one facility and the length no greater than the combined length of the 2008 approval, the project is deemed in compliance with the provisional plans. Further, due to the irregular shape of the site and the additional operational requirements necessary to provide the highest level of care for residents in a skilled nursing facility, staff finds that the modification is reasonable and necessary to protect the public peace, health and safety.

D. **Community Outreach:** On August 30, 2016, the applicant conducted a neighborhood meeting at the Covina campus and presented the proposed skilled nursing and memory care facility's plans. Notification letters were mailed to all property owners within 300 feet of the Covina campus 10-days prior to the meeting (Exhibit 3). Twelve participants attended; nine participants reside within Masonic Homes Covina campus and three reside outside the campus. No questions or comments were received from the meeting participants following the presentation.

FINDINGS OF FACTS FOR SITE PLAN REVIEW (SPR) 16-009

In order to approve the proposed Site Plan Review, the Planning Commission shall make the following facts to support the findings:

1. All provisions of the Zoning Ordinance are complied with.

   Findings of Facts: The overall site design complies with the development standards of the approved PCD Overlay Zone Ordinance No. 09-1944 and Zoning Ordinance with respect to use, density, setbacks, building height, parking, landscape, and open space. The proposal includes extensive setbacks that meet the intent of CMC Chapter 17.28. There are 19 on-site parking spaces associated with Parcel D Project, which exceeds the minimum amount of parking required per Section 17.72.010 of the CMC. Further, the building's length is no greater than the combined length of the 2008 approval, and the façade is articulated with decorative channels/plaques, diverse building materials, overhangs, and numerous building jogs and offsets to reduce the building's mass appearance. Thus, the project is considered deemed in compliance with the provisional plans. Therefore, the design and improvement of the proposed project with Conditions of Approval complies with the approved PCD Overlay Zone and Zoning Ordinance's development standards.

2. The basic project elements are so arranged that traffic congestion is avoided, pedestrian and vehicular safety and welfare are protected, and no adverse effects will occur on surrounding properties.

   Findings of Facts: Existing access to the 30-acre Covina campus and to the Parcel D site is provided from the main entrance on East Old Badillo Street. The entrance is gated and

manned 24 hours a day, seven days a week. Existing on-site vehicular circulation within the Covina campus includes a loop system that wraps around Parcel D's east and south property boundaries providing direct access to the parking and to the proposed facility's main entrance. New five-foot-wide pedestrian pathways are proposed along the proposed facility's north, south, east, and west perimeter, thus, connecting open space areas and existing walkways. The proposed facility's residents would not own or operate cars. Masonic Homes of Covina provides drivers and vans for residents' appointments on an on call basis. The basic project elements are so arranged that traffic congestion is avoided and the pedestrian and vehicular safety and welfare are protected.

No changes are proposed to the existing emergency only access driveway located on North Reeder Avenue at the northeast boundary of the project site and the 26-foot-wide concrete fire access lane along the parcel's northern boundary. No adverse effects will occur on surrounding properties.

3. The project design conforms to the General Plan and any design guidelines that may be applicable to the project.

Findings of Facts: In 2008, MHC received approval to redevelop portions of the Covina Campus in order to provide senior residences and continuing care services. The 30-acre campus' approval includes a total of: 182 dwelling units, a 26,132-square-foot two-story assisted living/memory care facility (29 units), a 15,000-square-foot single-story skilled nursing medical facility (20 units), common amenities, administration and support facilities, and 419 parking spaces. The project entitlements include approval of PCD Ordinance No. 08-1944, which establishes specialized zoning regulations unique to the property, pursuant to CMC Chapter 17.58, and permits additional density over the RD 8500 Zoning Code allowance of one unit per 8,500 square feet. The project entitlements also include approval of a Development Agreement (Ordinance No. 09-1945) ensuring the project's consistency with the General Plan by restricting the use of the site to a senior continuing care community with assisted living services and making special findings that the project is a unique gated, private, and full-service senior continuing care community. The project provides for a clustered design and large amounts of open space. The Project's findings established the project's 6.09 unit/acre density is deemed to be incompliance with both the General Plan and the Zoning Code.

The proposed project complies with General Plan and Zoning Code. The proposed two-story facility is setback approximately 56 feet from North Reeder Avenue and is designed to complement the existing campus' mid-century modern architecture. The proposed L-shaped building is positioned and designed to engage the adjacent group senior home buildings to form outdoor common useable open space areas northwest of the building, create a large open space area south of the building, and develop landscaping, parking, and

vehicular and pedestrian pathways along the periphery. The proposed building's façade is articulated with decorative channels/plaques, diverse building materials, overhangs, building jogs and offsets consistent with Covina Design Guidelines Sections II-A and II-B. The project design with the Conditions of Approval conforms to the General Plan, CMC, and the 2009 Design Guidelines.

4. The proposed project design is harmonious, consistent, and complete within itself and functionally and visually compatible with neighboring land uses and the area in which it is located.

   Findings of Facts: The applicant requests approval to modify the use and design of Parcel D's approved memory care/assisted living facility and skilled nursing facility. The applicant submitted a Site Plan Review application (SPR 16-009) for the development of a two-story, 28-unit skilled nursing and memory care facility (32 beds) totaling 39,644-square-feet. As proposed, the skilled nursing and memory care facility will be housed in a single two-story building rather than two separate buildings. The 2008 approved assisted living facility use will be eliminated; thus, reducing the overall building by 1,488 square feet and number of room/units by 21. The two-story facility is setback approximately 56 feet from North Reeder Avenue and is designed to complement the existing campus' mid-century modern architecture. The proposed building's façade is articulated with decorative channels/plaques, diverse building materials, overhangs, and numerous building jogs and offsets on all sides of the structure. Additionally, numerous tree plantings and soft landscaping are proposed around the buildings perimeter visually reducing the size of the building. The project does not exceed the maximum density of one dwelling unit and all other elements of the 2008 approved project would remain the same. Parcel D is located on the eastern portion of the gated Covina campus with the nearest single-family homes located east across North Reeder Avenue.

   On August 30, 2016, the applicant conducted a neighborhood meeting at the Covina campus and presented the proposed skilled nursing and memory care facility's plans. Notification letters were mailed to all property owners within 300 feet of the Covina campus 10-days prior to the meeting (Exhibit 3). Twelve participants attended; nine participants reside within Masonic Homes Covina campus and three reside outside the campus. No questions or comments were received from the meeting participants following the presentation.

   Based on the site plan and the proposed modification reducing the overall square feet and number of units, the proposed project design is harmonious, consistent, and complete within itself and functionally and visually compatible with neighboring structures and the area in which it is located.

5. The proposed development will constitute an adequate environment for the intended use by

sustaining the desirability and stability of the neighborhood and community.

Findings of Facts: Masonic Homes of California has operated residential services on this site to Mason's widows, orphans, and members since 1916. For the first forty years, the site had a children's home for Masonic orphans. Due to the decline in the number of Masonic orphans, the organization sought to more fully use the campus by adding senior housing to the mix. Today, the Masonic Home of Covina houses approximately 75 Mason residences on campus in independent and assisted living.

Development Agreement Ordinance No. 08-1945 established certain conditions and requirements related to review and development of the project and facilitated development of the project subject to specific conditions and requirements. The Development Agreement ensured the project's consistency with the General Plan by restricting the site's use to a senior continuing care community with assisted living services. The Development Agreement made special findings stating the project is a unique gated, private, and full-service senior continuing care community, which provides for clustered design and large amounts of open space. The project's findings established the project's 6.09 unit/acre density is deemed to be in compliance with both the General Plan and the Zoning Code.

As a result, the development constitutes an adequate environment for the intended use by sustaining the desirability and stability of the neighborhood and community

6. Proposed lighting is so arranged as to reflect the light away from adjoining properties.

   Findings of Fact: The applicant has submitted drawings showing exterior lighting that is complementary to the proposed project. All outside lighting would be required as a standard condition of approval to be designed and sited in a manner that prohibits glare onto adjacent properties.

7. Proposed signs will not, by size, location, color, or lighting, interfere with traffic or limit visibility.

   Findings of Facts: The proposed building is located in a private campus setting with minimal exterior building signage. The main exterior signage will be a small sign indicating the main building entry. The proposed sign for this project will be subject to a separate plan review and approval pursuant to CMC.

8. Utility and street improvements pursuant to CMC 17.64.120 and 17.64.130.

   Findings of Facts: New utility service lines and street improvements required to serve the overall development shall be constructed in accordance with current City standards and

specifications, and be subject to the review and approval of the City's Public Works Department.

PUBLIC HEARING NOTICE AND NOTIFICATION

The applicant was given a copy of the staff report. No public hearing notice is required for a Site Plan Review application with no other discretionary permit is involved and where the Planning Commission is the approval authority as outlined in CMC Chapter 17.64.050 (Approval Authority).

ENVIRONMENTAL DETERMINATION

On February 5, 2008, the City Council adopted Resolution No. 08-6612 approving an Initial Study and Mitigated Negative Declaration (MND) and the Mitigation Monitoring and Reporting Program (MMRP) for the Masons of California Covina Campus Expansion in compliance with the California Environmental Quality Act (Pub. Resources Code, § 21000 *et seq.)* ("CEQA") and the State CEQA Guidelines (Cal. Code Regs., § 15000 *et seq.*). The MND analyzed 17 environmental topics and identified three environmental topics as less than significant with mitigation incorporated (Biological Resources, Cultural Resources, and Noise). As such, the 2008 Masons of California Covina Campus Expansion MND concluded that the project would not result in any significant unavoidable impacts.

State CEQA Guidelines Section 15164 requires lead agencies to prepare an addendum for a previously adopted negative declaration if some changes or additions to the project are necessary, but none of the conditions require the preparation of a subsequent negative declaration are present. Based on a full analysis of Parcel D's proposed modifications, as compared to the original project, the modifications includes only minor technical changes or additions and none of CEQA Guideline 15162's criteria is triggered. Thus, a subsequent or supplemental environmental document is NOT required to be prepared.

The proposed Parcel D's development plans are similar to the previously approved plans under the 2008 MHC Covina Campus Expansion Project. The proposed skilled nursing and memory care facility is consistent with the previously approved plans. The elimination of one building and the assisted living facility use results in a reduced project footprint, number of units, and site operations. The environmental impacts associated with changed project features would remain substantially the same as or less than the levels described in the adopted 2008 MND. There are no new significant environmental impacts or previously identified significant impacts made more severe by project changes, new circumstances, or new information. No new impact mitigation is required because of project changes.

There are no new circumstances involving new significant impacts or substantially more severe impacts. No substantial changes to baseline conditions used in the MND have been identified.

Specifically, there are no substantial changes in environmental or regulatory setting since the MND was adopted. Thus, the impacts of the proposed project remain reflective of those described in the adopted MND. There is no new information that has become available showing that the project would have one or more significant effects not previously discussed in the 2008 MND, that the significant effects previously examined would be more severe, or that new mitigation is available.

Based on these findings, the City has determined not to prepare a subsequent MND and that an addendum to the MND should be prepared as the appropriate CEQA document to address project revisions in accordance with CEQA Guideline §15164. Circulation of the Addendum for public review is not required per CEQA Guideline §15164(c).

RECOMMENDATION

Community Development staff recommends that the Planning Commission consider the entitlement application and review the attached Resolution with conditions of approval. If the Planning Commission concurs, adoption would be in order.

Prepared by:

Debbie Drasler,
Community Development Consultant

Reviewed by:

Nancy Fong, AICP
Community Development Consultant

Approved by:

Brian K. Lee
Community Development Director

EXHIBITS

1. Area Map
2. MHC Project Description and Application
3. Masonic Homes Community Outreach Notification letter
4. Project Plans (reductions), full size under separate cover
5. Resolution 2016-035PC with Conditions of Approval and MMRP
6. Addendum to 2008 MND

Area Map: Parcel D of Masonic Homes of California
1650 East Old Badillo Street

Skilled Nursing and Memory Care Facility (SNF) site location

MHC Covina campus

EXHIBIT 1

Standard Application Form – 1

Community Development Department – Planning Division
125 East College Street • Covina, California 91723 • (626) 384-5450 / Fax: (626) 384-5479

Applicant Information

Name of Proposed Project: Masonic Homes Covina		**Staff Use Only**
Project Address: 1650 East Old Badillo, Covina, CA		**MUNIS NO:** 5806
Assessor's Parcel Number: 8426-012-012		
Phone: (949) 809-2504	E-Mail: csantos@sares-regis.com	**FILE NO:** SPR 16-~~006~~ 009

Applicant Name: Christian Santos

Applicant Address: Sares-Regis Group, 18825 Bardeen Avenue, Irvine, CA 92612

Property Owner Name: Masonic Homes of California

Property Owner Address: 1111 California St., San Francisco ,CA 94108

Project Type

Please check the type of project review requested. If you are applying for more than one review you may check all that apply.

☐ Artificial Turf Permit	☐ Planned Community Development (PCD)	☐ Tree Preservation Permit ☐ Minor
☐ Administrative Use Permit	☐ PCD Amendment	☐ Vacation of Alley, Easement, Street
☐ Conditional Use Permit	☐ Public Convenience or necessity (ABC)	☐ Variance
☐ Development Agreement	☒ Site Plan Review-Major	☐ Variance (Minor)
☐ General Plan Amendment	☐ Site Plan Review-Minor (Residential)	☐ Zoning Ordinance Amendment/ Zone Change
☐ Historic Structure Designation	☐ Site Plan Review-Minor (Non-Residential)	☐ _____ (Other)
☐ Lot Line Adjustment	☐ Tentative Parcel Map ☐ Time Extension	☐ _____ (Other)
☐ Pre-Application Review	☐ Tentative Tract Map ☐ Time Extension	

Project Description

Detailed Description of Proposed Project (Attach Additional Sheets if Necessary)
See attached

Owner Certification

I certify that I am presently the legal owner of the above described property. Further, I acknowledge the filing of this application and certify that all of the above information is true and correct. If applicant is different from the legal property owner, a property owner's authorization form must accompany this application.

Date: _____ Signature: _____

Print Name and Title: Gary Charland, Executive Vice President

STAFF USE ONLY

Date Received:	Received by:	Fees:	Receipt No:
4-6-16	Alan Carter	$5,066.00	97136

Planning\FORMS\Checklist CUSTOMER NO. 100021 8/2015

EXHIBIT 2

Standard Application – 2
Property Owner's Authorization Form

Community Development Department – Planning Division
125 East College Street • Covina, California 91723 • (626) 384-5450 / Fax: (626) 384-5479

List the name(s) and address(es) of all property owner(s).

1. Owner Name: Masonic Homes of California, Gary Charland, Executive Vice President
   Complete Address: 1111 California Street, San Francisco, CA 94108
   Email: gcharland@mhcuc.org Phone: 510-476-6347

2. Owner Name: _____
   Complete Address: _____
   Email: _____ Phone: _____

3. Owner Name: _____
   Complete Address: _____
   Email: _____ Phone: _____

Certification Statement

This letter shall serve to notify you and certify that I/we am/are the legal owner(s) of the property described in the attached application and do hereby authorize:

Applicant's Name: Christian Santos Phone: 949-809-2504

Applicant's Complete Address: 18825 Bardeen Ave., Irvine, CA 92612 Email: csantos@sares-regis.com

To file and present my/our interest for the referenced application(s): Masonic Homes Covina

Name (printed): Gary Charland

Title: Executive Vice President, Masonic Homes of CA Date: _____

Signature: _____

Standard Application – 3
Project Description Form

Community Development Department – Planning Division
125 East College Street • Covina, California 91723 • (626) 384-5450 / Fax: (626) 384-5479

The following information must be completed and submitted with new applications: (Print or type all information entered)

A. General Information

Project Address or Assessor's Parcel Number: 8426-012-012

Site Area: 1.8513 ac Building Area: 37,500 sf Building Height: 29'-8" No. of Floors: 2

Total anticipated number of employees: 25 Max shift: 8 hours Hours of operation: 24

Does the business involve the sale of any food or beverages? ☐ No ☒ Yes

Will the project be built in phases? ☒ No ☐ Yes If **YES**, a phasing plan is required to be submitted.

Will any permits be required from agencies other than the City (including a Hazardous Materials Business Plan)?

☐ No ☒ Yes If yes, list: Office of Statewide Health Planning and Development

Will the project use, store, or dispose of potentially hazardous chemicals, materials, toxic substances, flammables or explosives? ☒ No ☐ Yes If yes, describe: _____

If any of the above answers are **YES**, please describe in detail on a separate sheet.

B. Existing Land Uses of the Subject and Surrounding Properties

Subject property: Skilled Nursing and Memory Care Facility

North: Nursing Home

East: Single Family Homes across major street

South: Nursing Home

West: Nursing Home

C. Physical Site

Will the project modify existing natural features? ☐ No ☒ Yes If **YES**, please describe in detail on a separate sheet?

Estimated cubic yards of grading involved in the project: ☐ None ☒ Cut = 1000 Fill = 1500

What is the maximum height and grade of constructed slopes? Negligible, site is flat

D. Archaeological/Historical

Is the project located in an area of archaeological or historical sensitivity as identified in the Covina General Plan?

☒ No ☐ Yes If **YES**, please describe in detail on a separate sheet.

E. Flora and Fauna

Describe the types of vegetation and trees in the project area: Evergreen Pear Trees planted along edges of site at driveways. One Eucalyptus tree, two citrus trees, hedges. Predominantly moved turf lawn on ground. Southeast area has Italian Cypress, Eucalyptus, and Washington Palm Trees.

Number of Oak trees on the site: 0 Number of Oak trees to be removed: 0 a Tree Permit application must be obtained

Describe the types of wildlife found in the project area: Possum, coyotes, squirrels, skunks. Nothing out of the ordinary.

F. Noise

Will the project increase noise levels within the project area of surrounding neighborhood?

☐ No ☒ Yes If **YES**, please describe in detail on a separate sheet

Will the project increase the amount of light, vibration, dust, ash, smoke, or odors during construction or after development? ☐ No ☒ Yes If **YES**, please describe in detail on a separate sheet.

G. List of Attached Environmental Reports

Not Applicable

Contact person for environmental: _____ Phone: _____

Environmental firm: _____ E-mail: _____

Mailing Address: _____

H. Certifications

Government Code Section 65962.5 requires the Planning Division to make available to applicants the most current list of "Identified Hazardous Waste Sites" from the State Office of Planning and Research. The list is available on the web at www.dtcs.ca.gov under Mandated Web Site Postings.

All applicants must complete and sign the following statement in order for the Planning Division to deem the application complete.

"I, Christian Santos, certify that I have reviewed the list of "Identified Hazardous Waste Sites" from the Office of Planning and Research and have determined that the site that is the subject of this application is not on said list."

I hereby certify that to the best of my ability, the statements furnished above and the exhibits submitted with this application present the data and information required for this initial evaluation and that the facts, statements, and information presented are true and correct to the best of my knowledge. Furthermore, I understand that failure to provide the plans and information required may result in this application not being accepted as complete for planning and processing.

Name (printed): Christian Santos Date: _____

Signature: _____

Representative for: Masonic Homes of California

Title: Development Manager, Sares-Regis Group

Standard Application
Project Contact List

Community Development Department – Planning Division
125 East College Street • Covina, California 91723 • (626) 384-5450 / Fax: (626) 384-5479

The following information must be completed and submitted with new applications: (Print or type all information entered)

Project Location: APN: 8426-012-012		***Staff Use Only*** ***FILE NO.:***
Applicant: Christian Santos		***MUNIS:***
Primary Contact Person: Christian Santos, Sares-Regis Group, Development Manager		***RELATED FILES:***
Address: Sares-Regis Group, 18825 Bardeen Avenue, Irvine, CA 92612		
Phone: 949-809-2504	*Fax:* 949-833-7742	*E-mail Address:* csantos@sares-regis.com
Secondary Contact Person: *(Please Specify Name, Company, Title)* David Powers, Sares-Regis Group, Senior Vice President		
Address: Sares-Regis Group, 18825 Bardeen Avenue, Irvine, CA 92612		
Phone: 949-809-2502	*Fax:* 949-833-7742	*E-mail Address:* dpowers@sares-regis.com
Legal Property Owner: Gary Charland, Masonic Homes of California, Executive Vice President		
Address: 1111 California Street, San Francisco, CS 94108		
Phone: 510-476-6347	*Fax:*	*E-mail Address:* gcharland@mhcuc.org
Architect: SmithGroupJJR	*Contact Person:* Alexis Denton	
Address: 301 Battery St., 7th Floor, San Francisco, CA 94111		
Phone: 415-365-3449	*Fax:*	*E-mail Address:* alexis.denton@smithgroupjjr.com
Engineer PSOMAS	*Contact Person:* Andrew Nickerson	
Address: 555 South Flower Street, Suite 4300, Los Angeles, CA 90071		
Phone: 213-223-1512	*Fax:*	*E-mail Address:* anickerson@psomas.com
Landscape Architect CREO Architects	*Contact Person:* Todd Lansing	
Address: 58 Maiden Lane, 3rd Floor, San Francisco, CA 94108		
Phone: 415-688-2506	*Fax:*	*E-mail Address:* todd@creolandarch.com

PROJECT DESCRIPTION

Masonic Homes Skilled Nursing and Memory Care Facility

10.4.16

Summary

The proposed project is a 32 bed, approximately 39,500 sf, two-story skilled nursing and memory care facility at the Masonic Homes of California Covina campus. Floors are arranged using the household model of nursing care, with 16 memory care beds on the first floor, and 16 skilled nursing beds on the second. The building is an L-shape in order to create a courtyard with the existing adjacent buildings.

Project Vision

The Masonic Homes of California ("MHC") is a non-profit membership organization operating as a Continuing Care Retirement Community ("CCRC") serving Masons and their wives and widows.

The Covina campus was established in 1916. We currently have 75 residents on the Covina campus in independent and assisted living. MHC residents who require either secure memory care or skilled nursing care must be "outplaced" to licensed community based providers because these services are not currently available on the Covina campus. The outplacement of MHC residents interrupts the continuity of a CCRC program and presents challenges for our residents, often including the separation of spouses who require different levels of care.

The overall goal of the project is to further expand the continuum of care and eliminate the negative impact of separation involved with relocating residents from their homes. The addition of a skilled nursing and memory care facility will enable MHC to serve the needs of medically frail residents and those with memory care needs, as well as individuals who require short term rehabilitation as a transition from acute care hospital to their home setting.

Project Data

a. Lot D acreage and square feet – 1.84 acres (80,364 sf)
b. Building gross square footage – 39,500 sf on 2 stories
c. Room size – Single resident rooms are approximately 380 sf including bathrooms. Double rooms are approximately 600 sf including bathrooms.
d. Minimum private open space square feet – There are no private balconies or patios for the resident rooms for safety concerns. A 500 sf communal balcony is provided on the 2nd floor.
e. Courtyard square feet – 12,735 sf total. 3,010 sf is included as an enclosed Memory Garden.
f. Number of parking spaces removed, added and total provided – 8 removed; 19 added; 11 total provided.
g. If available, provide cut/fill and import/export estimates for grading – This has not yet been calculated, but the site is gently sloped, and we anticipate a cut/fill full offset.

Project Deviations

Skilled Nursing and Memory Care Center
Comparison of Approved 2008 Plans to Proposed 2016 Plans

	2008 Approved Plans	2016 Proposed Plans	Modification
Building G	Two story building 26,132 sq. ft. Memory Care and Assisted Living Facility (29 units)	Two story building 39,500 sq. ft Skilled Nursing and Memory Care Facility (28 units/32 beds)	Assisted Living Facility eliminated Less one building Less 1,632 sf Less 21 units
Building H	One story building 15,000 sq. ft. Future Skilled Nursing Facility (20 units)		

- Building Square Footage
  Overall square footage is lower because we are currently not building all the units/beds approved, but the square footage per bed has increased for several reasons in order to enhance the health, safety, and welfare of the Memory Care and Skilled Nursing residents.

  1. Skilled Nursing Facility operational requirements are defined by Title 22 of the California Code of Regulations and the California Department of Public Health. The Office of Statewide Health Planning and Development (OSHPD) defines life safety requirements and oversees design and construction to ensure that the building will remain functional during catastrophic events such as earthquakes. OSHPD has dictated a number of additional requirements in order to meet best health planning practices that have increased the square footage, such as requiring a larger kitchen and other support spaces.
  2. In 2008, the design anticipated more double occupancy rooms, which take up less square footage per resident and have fewer bathrooms per resident. For instance, our current double room is about 600 sf (300 sf/resident) compared to our single rooms, which take up about 380 sf/resident. Health planning design recommendations have changed since this time, and more single occupancy rooms are preferred to provide better quality of life for frail residents. Assuming the same number of residents, more single rooms than double rooms means more square footage overall.
  3. The 2008 design anticipated about 2800 sf of total communal space. The current design provides over 3200 sf. This was increased in order to create a more pleasant communal experience.
  4. The 2008 design anticipated approximately 300 sf single rooms and 500 sf double rooms. The current design proposes approximately 380 sf single rooms and 600 sf double rooms. This was done in order to create a more pleasant living experience and conform to current code.

- Building Length
  Due to the shape of the site and the square footage requirements necessary to provide the highest level of care for our residents (see above "Building Square Footage" discussion), the building length exceeds code. The design of the building, including its length, was planned in order to create and enhance the existing courtyard to the northwest, connect to the existing buildings and create a more cohesive, integrated, and walkable campus. In order to mitigate the issue of building length, we have designed the building exterior to appear shorter by undulating the façade, changing building materials, and providing numerous trees and soft landscaping.

- Parking Spaces
  There is no variance from parking requirements.

- Front Yard Setback
  The project deviates from the 40'-0" 2nd level front setback at the southeast corner of the building by about 10'-0". For efficiency of design, structure, and cost, it is important that that floors 1 and 2 line up.

  The 2nd level setback issue deviation here is due to the fact that the property line jogs inward. The street does not jog inward though, so the building maintains its lower appearance from the sidewalk and residents across the street.

- Rear Yard Setback
  The project site is located within a campus setting, and we have designed the project so that it integrates with the senior homes on site. The current design is an L-shaped building in order to build upon and enhance the courtyard to the northwest of the site and tie to the senior homes to the west and north of the project. In order to increase connectivity, enhance walkability, provide a more cohesive overall experience, and because this is a campus situation, we request a deviation from the rear setback requirement.

Project Design Descriptions

a. Floor plan
   The building forms an L-shape, engaging the adjacent buildings to the north and west to form a landscaped outdoor space that includes an enclosed memory care garden. Each floor contains 14 resident rooms (12 single occupancy and 2 double occupancy rooms for a total of 16 beds per floor) arranged in double loaded corridors on either end of the L-shape. The two resident room corridors meet in the middle, opening up to a great room where living and dining activities take place. Adjacent to this great room is a centralized nurse's station that has visual control of the great room as well as the entire length of each resident room corridor.

b. Types of rooms

Two types of resident rooms are used: 28 beds are located in single occupancy rooms, and four are in double occupancy rooms. Each resident room has a bathroom, a seating area, and storage for personal belongings.

c. Private open space

There are no private balconies or patios for the resident rooms due to safety concerns. A 500 sf communal balcony is provided on the 2nd floor.

d. Common open space including the courtyard

The proposed project forms a large, 12,735 sf courtyard in conjunction with existing buildings and existing common open space. The existing open space contains a sunken barbecue courtyard with tables, chairs, and a trellis, all surrounded by a planted grassy area. This new courtyard includes a secured 3,010 sf memory care garden with outdoor seating shaded by trellises and trees. Raised planter beds will be used for resident garden activities. Benches and tables will be provided.

The memory care garden will be directly accessible from the 1st floor Great Room and will be overlooked by the 2nd floor common space balcony (500 sf), which will have tables, chairs and umbrellas. Memory care and skilled nursing facility residents will have access to the memory care garden but will have to be signed out in order to access the rest of the courtyard, which is not directly accessible from the memory care garden.

e. Types of amenities on each floor plan

The facility introduces skilled nursing and memory care onto the Covina campus, which allows residents who need such care to remain on the campus. 90% of resident beds are located in private rooms that contain private bathing facilities. A limited number of double rooms provide an option for those wishing to share a room.

A Great Room on each floor provides flexible open space to host a variety of social gathering functions. The great room has floor to ceiling windows, couches, tables, chairs, and a large television for resident use. A limited kitchen for warming (microwave only) and preparing food is also provided. The Great Room opens directly to the memory care garden on the 1st level and to a large balcony on the 2nd level.

Seating areas are located close to the nurse's station to form a space where residents can interact with nursing staff. The grand stair adjacent to the main entrance contains an area for the display of Masonic artifacts. Additional display cases are provided outside each room for each resident's personal use.

f. Parking and circulation

Parking is provided directly off of the private campus drive, on the east, south and west sides of the building. Accessible spaces serving the building are as shown on the site plan. There are 19 spaces total around the proposed building. Employees and guests will share this parking with prime spots closest to the entrance reserved for guests.

g. Site layout

The building is sited at the north end of the parcel, arranged in an L-shape to engage existing buildings to the north and west, forming an outdoor landscaped area.

h. Landscaping

The landscape is designed with regular geometries that harmonize with the building forms as well as with nature itself. Golden ratio proportions are incorporated into the landscape design. The golden ratio is a common mathematical ratio found in nature that has proven over the years to provide pleasing design compositions. Shade trees and trellises provide shade where outdoor seating is located.

i. Lighting

Interior lighting fixtures will be selected to complement the mid-century modern design character of the building. General illumination will be provided by recessed downlights. Pendants and other visually appealing light fixtures will be placed in prominent areas such as the living room, dining rooms, and the grand stair at the main entrance.

j. Signs (if applicable)

The building is located in a private campus, so there will be minimal exterior building signage. The main exterior signage will be a small sign indicating the main building entry. Visitors to the project will be directed at the entrance gate where to go.

k. Architecture

Building massing, fenestration, materials, and finishes are designed to complement the existing mid-century modern architecture of the campus buildings designed by A. Quincy Jones and Frederick Emmons, which include open living spaces and a close relationship with the surrounding exterior environment.

Program

All 32 beds will be designed as Skilled Nursing ("SNF"), and each of the two floors will consist of a 16 bed household. The second floor will be operated as a SNF for residents needing both long term and short term care. The first floor will serve those with Memory Care needs, and it will have a secure garden immediately adjacent designed specifically for those with cognitive impairments. Memory care residents need help with activities of daily living such as bathing and dressing but do not require as

many healthcare services as those in the SNF household on the second floor. Masonic Homes is designing the building to the SNF standard because it provides them the most operating flexibility.

Office of Statewide Health Planning and Development (OSHPD)

Because the building will be built as a SNF, the Office of Statewide Health Planning and Development (OSHPD) has jurisdiction over design and permitting. OSHPD reviews and inspects all healthcare projects in California and essentially takes the place of the local building department. OSHPD will provide the building permit but relies on the local authorities for site work and entitlement approvals. OSHPD has very stringent requirements related specifically to fire and life safety that go above and beyond typical building codes. The purpose of these requirements is to ensure that the building can continue to operate and care for a frail population during and after a catastrophic event such as an earthquake.

The project is designed according to the "household model" of senior living care, a model that emphasizes patient-centered design in a "home-like" configuration. The OSHPD 2 building code provides the choice between two models for compliance: the household model and the medical model. Both models require the same types of rooms to support resident, staff, and building operation needs. The difference between the models is in their configuration—only the household model allows multiple rooms to be arranged in a single large open space. The household model enables living, dining, dietary/nourishment, nurse station, and circulation areas to be combined into a single great room. The combination of these spaces into a single open space has the added benefit of affording the nurse station visual control of multiple areas from a single position. The great room configuration would not be possible, using the medical model.

Operations

a. Number of employees – 20 staff members total
b. Types of employees – Nursing, maintenance, kitchen, administrators, housekeeping
c. Number of employees per each shift – 6 to 10
d. Number of shifts; shift times and days, shift changes – To be determined
e. Visiting hours – Normal visiting hours are 8:00 am to 8:00 pm, 7 days a week. Exceptions upon request.

Care will be provided under the Household Model and be resident-centered. Residents will have control over their day – for example, they will control when they get up and when they eat meals. The intent is to provide residential-like features including open living room, nourishment area, dining, and seating areas along the corridor. The majority of resident rooms will be single occupant. Inpatient physical therapy and a salon will be provided for skilled nursing residents as an optional service.

The following is a description of the major processes for operations:

- Security
  The project is located within a gated campus with security, 24 hours, 7 days a week. In addition the subject building will be fully secured with alarms on each entry/exit door. Access into and out of the household by visitors and staff will be controlled at all points of entry/egress. Once inside the household, residents, visitors, and staff will be able to ambulate throughout corridors

and common spaces including living, dining, and den (labeled "Recreation and Social" in the plans). Staff will supervise the common areas and corridors from the nurse's station, and all staff support space will be secured visually and with door locks. Staff support space includes work areas, trash, offices, dietetic service spaces, dietetic storage, mechanical, electrical, loading, etc.

- Emergency Response
  Emergencies are typically called in by nursing staff. Emergency vehicles enter through the front gate and are then directed to their destination on campus.

- Guest Access
  When guests arrive at the front gate they are asked to give their name and the person(s) that they are here to see. If the guard is not at the gate, there is a keypad at the gate to call the front desk or nursing which have the ability to open the gate from those areas. Guests will be checked in at the subject building as well.

- Parking
  Residents of the Skilled Nursing and Memory Care facility will not own or operate cars. Visitor and employee parking will be provided as shown on the site plan. Visitors and employees will share the parking with prime spots closest the entrance reserved for visitors.

- Transportation to Shopping, Activities, Doctor's Appointments, etc...
  Two busses that are owned and operated by Masonic Homes are on a set schedule that adjusts depending on the activities chosen for the month. Skilled nursing and memory care residents will be allowed to join these activities under supervision.

  Accessible vans owned and operated by Masonic Homes are used for resident appointments and are on call as needed.

- Food
  All food supplies will be brought in bulk to the loading area and then brought directly into the full cooking kitchen on the ground floor. After cooking, the food will then be taken to the pantry in each household on enclosed carts. The food will be plated by staff in the household nourishment area, which has a hot table, and served to resident in the dining area. Breakfast, lunch, and dinner will be served at set times and snacks will be available in between.

- Laundry
  There is a main laundry room on campus with 2 commercial washers and dryers, and staff picks up laundry for the residents who cannot do their own laundry. There are 4 laundry rooms for residents who do their own laundry.

- Clean materials (linen and supplies)
  All clean supplies will be delivered directly to the building loading area and distributed to each household. Laundry will be done by Masonic Homes staff. Clean materials will be stored in a central clean utility room in each household and in closets proximate to the resident rooms. There will be additional clean linen storage within each resident room. There will not be sterilization on site; all items that would require sterilization will be disposable.

- Trash and Soiled Materials
  Trash and other soiled materials will be removed from the resident room or common spaces to the soiled utility room (one per household). It will then be carted to the service elevator and then to a holding area in the loading dock before it is removed from the building.

- Soiled Linen
  Each resident room will have a soiled linen hamper in an enclosed piece of casework. The hampers will be emptied into larger carts in the soiled linen room (one per household). It will then be carted to the service elevator and then to a holding area in the loading dock before it is removed from the building and processed by a third party laundry service.

Neighborhood Outreach

There are no currently known neighborhood complaints or issues concerning emergency vehicles, parking, traffic, noise or other concerns.

The project consists of a small portion of what was originally entitled in 2008. At that time, neighbors to the west of the site expressed concern about the height of dwelling units to be built along the western edge of the site. Heights were then reduced and setbacks increased in response. There were no issues at the time expressed concerning the east side of the campus or the Skilled Nursing and Memory Care Facilities.

Area Table

Level	Number	Room Name	Area
LEVEL 1	1CN	CORRIDOR	1648 SF
LEVEL 1	1CNA	SUPPLY STORAGE	19 SF
LEVEL 1	1CNB	STERILE SUPPLY	19 SF
LEVEL 1	1CNC	CLEAN LINEN	63 SF
LEVEL 1	1CND	SOILED LINEN	59 SF
LEVEL 1	1CNE	CONFERENCE	140 SF
LEVEL 1	1CW	CORRIDOR	1013 SF
LEVEL 1	1CWA	CLEAN LINEN	15 SF
LEVEL 1	1CWB	WHEELCHAIR STORAGE	15 SF
LEVEL 1	1CWC	SOILED LINEN	14 SF
LEVEL 1	1CWD	SEATING	80 SF
LEVEL 1	1CWE	VESTIBULE	48 SF
LEVEL 1	1N01	RESIDENT ROOM, SINGLE	286 SF
LEVEL 1	1N01T	RESIDENT BATHROOM	91 SF
LEVEL 1	1N02	RESIDENT ROOM, SINGLE	296 SF
LEVEL 1	1N02T	RESIDENT BATHROOM	91 SF
LEVEL 1	1N03	RESIDENT ROOM, SINGLE	322 SF
LEVEL 1	1N03T	RESIDENT BATHROOM	91 SF
LEVEL 1	1N04	RESIDENT ROOM, SINGLE	292 SF
LEVEL 1	1N04T	RESIDENT BATHROOM	93 SF
LEVEL 1	1N05	RESIDENT ROOM, DOUBLE	503 SF
LEVEL 1	1N05T	RESIDENT BATHROOM	89 SF
LEVEL 1	1N06	RESIDENT ROOM, DOUBLE	489 SF
LEVEL 1	1N06T	RESIDENT BATHROOM	89 SF
LEVEL 1	1W01	RESIDENT ROOM, SINGLE	274 SF
LEVEL 1	1W01T	RESIDENT BATHROOM	92 SF
LEVEL 1	1W02	RESIDENT ROOM, SINGLE	286 SF
LEVEL 1	1W02T	RESIDENT BATHROOM	92 SF
LEVEL 1	1W03	RESIDENT ROOM, SINGLE	286 SF
LEVEL 1	1W03T	RESIDENT BATHROOM	92 SF
LEVEL 1	1W04	RESIDENT ROOM, SINGLE	316 SF
LEVEL 1	1W04T	RESIDENT BATHROOM	90 SF
LEVEL 1	1W05	RESIDENT ROOM, SINGLE	286 SF
LEVEL 1	1W05T	RESIDENT BATHROOM	92 SF
LEVEL 1	1W06	RESIDENT ROOM, SINGLE	292 SF
LEVEL 1	1W06T	RESIDENT BATHROOM	92 SF
LEVEL 1	1W07	RESIDENT ROOM, SINGLE	278 SF
LEVEL 1	1W07T	RESIDENT BATHROOM	94 SF
LEVEL 1	1W08	RESIDENT ROOM, SINGLE	327 SF

LEVEL 1	1W08T	RESIDENT BATHROOM	94 SF
LEVEL 1	100	LOBBY	449 SF
LEVEL 1	101	ELEVATOR MACHINE	43 SF
LEVEL 1	102	HOUSEKEEPING	37 SF
LEVEL 1	110	LOUNGE	748 SF
LEVEL 1	111	DINING	616 SF
LEVEL 1	112	DIETARY AREA / NOURISHMENT	264 SF
LEVEL 1	112A	PANTRY	122 SF
LEVEL 1	113	EQUIPMENT STORAGE	92 SF
LEVEL 1	114	TOILET, PUBLIC - FEMALE	63 SF
LEVEL 1	115	CLEAN UTILITY / MEDICINE PREPARATION	147 SF
LEVEL 1	115A	STORAGE, OXYGEN	8 SF
LEVEL 1	116	SOILED UTILITY	70 SF
LEVEL 1	117	RECREATION & SOCIAL	260 SF
LEVEL 1	118	STAFF WORK AREA	180 SF
LEVEL 1	119	NURSES' STATION	179 SF
LEVEL 1	120	HALLWAY	65 SF
LEVEL 1	121	TOILET, STAFF - MALE	75 SF
LEVEL 1	122	STAFF LOCKERS	128 SF
LEVEL 1	123	MECHANICAL	274 SF
LEVEL 1	130	CORRIDOR	559 SF
LEVEL 1	131	DIETETIC SERVICE SPACE	898 SF
LEVEL 1	131A	OFFICE	73 SF
LEVEL 1	131B	CART WASH	43 SF
LEVEL 1	131C	WARE WASH	195 SF
LEVEL 1	131D	TOILET STAFF - FEMALE	52 SF
LEVEL 1	131E	TOILET STAFF - MALE	51 SF
LEVEL 1	131F	HOUSEKEEPING	36 SF
LEVEL 1	131G	DIETETIC STORAGE	249 SF
LEVEL 1	131H	WALK-IN REFRIGERATOR	130 SF
LEVEL 1	131J	WALK-IN FREEZER	117 SF
LEVEL 1	132	LOADING	230 SF
LEVEL 1	132A	TRASH HOLDING	66 SF
LEVEL 1	132B	SOILED LINEN HOLDING	25 SF
LEVEL 1	132C	CLEAN LINEN STORAGE	29 SF
LEVEL 1	134	TELECOM	49 SF
LEVEL 1	135	ELECTRICAL	255 SF
LEVEL 1	136	ELEVATOR MACHINE	64 SF
LEVEL 1	EL-P	ELEVATOR - PASSENGER	59 SF
LEVEL 1	EL-S	ELEVATOR - PATIENT	85 SF
LEVEL 1	ST-M	MAIN STAIR	248 SF

LEVEL 1	ST-NE	STAIR NE	207 SF
LEVEL 1	ST-SW	STAIR SW	217 SF
LEVEL 2	2CN	CORRIDOR	1655 SF
LEVEL 2	2CNA	SUPPLY STORAGE	19 SF
LEVEL 2	2CNB	STERILE SUPPLY	19 SF
LEVEL 2	2CNC	CLEAN LINEN	46 SF
LEVEL 2	2CND	SOILED LINEN	46 SF
LEVEL 2	2CNE	CONFERENCE	140 SF
LEVEL 2	2CW	CORRIDOR	1014 SF
LEVEL 2	2CWA	CLEAN LINEN	15 SF
LEVEL 2	2CWB	WHEELCHAIR STORAGE	16 SF
LEVEL 2	2CWC	SOILED LINEN	14 SF
LEVEL 2	2CWD	SEATING	80 SF
LEVEL 2	2CWE	VESTIBULE	49 SF
LEVEL 2	2N01	RESIDENT ROOM, SINGLE	286 SF
LEVEL 2	2N01T	RESIDENT BATHROOM	91 SF
LEVEL 2	2N02	RESIDENT ROOM, SINGLE	296 SF
LEVEL 2	2N02T	RESIDENT BATHROOM	91 SF
LEVEL 2	2N03	RESIDENT ROOM, SINGLE	302 SF
LEVEL 2	2N03T	RESIDENT BATHROOM	91 SF
LEVEL 2	2N04	RESIDENT ROOM, SINGLE	292 SF
LEVEL 2	2N04T	RESIDENT BATHROOM	93 SF
LEVEL 2	2N05	RESIDENT ROOM, DOUBLE	521 SF
LEVEL 2	2N05T	RESIDENT BATHROOM	89 SF
LEVEL 2	2N06	RESIDENT ROOM, DOUBLE	488 SF
LEVEL 2	2N06T	RESIDENT BATHROOM	89 SF
LEVEL 2	2W01	RESIDENT ROOM, SINGLE	274 SF
LEVEL 2	2W01T	RESIDENT BATHROOM	92 SF
LEVEL 2	2W02	RESIDENT ROOM, SINGLE	286 SF
LEVEL 2	2W02T	RESIDENT BATHROOM	92 SF
LEVEL 2	2W03	RESIDENT ROOM, SINGLE	286 SF
LEVEL 2	2W03T	RESIDENT BATHROOM	92 SF
LEVEL 2	2W04	RESIDENT ROOM, SINGLE	316 SF
LEVEL 2	2W04T	RESIDENT BATHROOM	90 SF
LEVEL 2	2W05	RESIDENT ROOM, SINGLE	286 SF
LEVEL 2	2W05T	RESIDENT BATHROOM	92 SF
LEVEL 2	2W06	RESIDENT ROOM, SINGLE	292 SF
LEVEL 2	2W06T	RESIDENT BATHROOM	92 SF
LEVEL 2	2W07	RESIDENT ROOM, SINGLE	278 SF
LEVEL 2	2W07T	RESIDENT BATHROOM	94 SF
LEVEL 2	2W08	RESIDENT ROOM, SINGLE	327 SF

LEVEL 2	2W08T	RESIDENT BATHROOM	94 SF
LEVEL 2	200	LOBBY	699 SF
LEVEL 2	202	HOUSEKEEPING	37 SF
LEVEL 2	203	STORAGE	43 SF
LEVEL 2	210	LOUNGE	736 SF
LEVEL 2	210A	DECK	481 SF
LEVEL 2	211	DINING	604 SF
LEVEL 2	212	DIETARY AREA / NOURISHMENT	271 SF
LEVEL 2	212A	STORAGE	93 SF
LEVEL 2	213	EQUIPMENT STORAGE	92 SF
LEVEL 2	214	TOILET, PUBLIC - MALE	63 SF
LEVEL 2	215	CLEAN UTILITY / MEDICINE PREPARATION	147 SF
LEVEL 2	215A	STORAGE, OXYGEN	8 SF
LEVEL 2	216	SOILED UTILITY	70 SF
LEVEL 2	217	RECREATION & SOCIAL	261 SF
LEVEL 2	218	STAFF WORK AREA	180 SF
LEVEL 2	219	NURSES' STATION	182 SF
LEVEL 2	220	HALLWAY	67 SF
LEVEL 2	221	TOILET, STAFF - FEMALE	75 SF
LEVEL 2	222	STAFF LOCKERS	128 SF
LEVEL 2	223	MULTIPURPOSE ROOM	252 SF
LEVEL 2	230	CORRIDOR	168 SF
LEVEL 2	231	OCCUPATIONAL THERAPY	622 SF
LEVEL 2	231A	PHYSICAL THERAPY	643 SF
LEVEL 2	231T	TOILET, THERAPY	61 SF
LEVEL 2	232	ELECTRICAL	61 SF
LEVEL 2	233	TELECOM	80 SF
LEVEL 2	234	BARBER/BEAUTY ROOM	141 SF
LEVEL 2	236	SPEECH THERAPY	188 SF
LEVEL 2	240	HALLWAY	189 SF
LEVEL 2	241	TOILET, PUBLIC - MALE	65 SF
LEVEL 2	242	STAFF LOUNGE	231 SF
LEVEL 2	243	WORK AREA	84 SF
LEVEL 2	243A	STORAGE / COPY	42 SF
LEVEL 2	243B	WORKSTATION	105 SF
LEVEL 2	244	OFFICE - DON	175 SF
LEVEL 2	245	ADMINISTRATOR	198 SF
LEVEL 2	246	TOILET, PUBLIC - FEMALE	66 SF

Judy Figueroa
Executive Director
Masonic Homes at Covina
1650 E. Badillo Street
Covina, CA 91724

Dear Neighbor,

Masonic Homes at Covina would like to invite you to learn more about our history, community, and our current project proposal to the City of Covina. We are excited to share with you our plans for a new, 32-bed, two-story Skilled Nursing and Memory Care Center located within our campus.

The Masonic Homes of California is a non-profit membership organization operating as a Continuing Care Community serving Masons and their wives and widows. The Covina campus was established in 1916, and we currently have 75 residents on the Covina campus in independent and assisted living. Currently, residents who require either secure memory care or skilled nursing care must be "outplaced" to licensed community based providers because these services are not available on the Covina campus. This interrupts the continuity of our program and presents challenges for our residents, often including the separation of spouses who require different levels of care. The goal of this project is to further expand the continuum of care and eliminate the negative impact of separation involved with relocating residents from their homes.

We originally were approved by the City of Covina for this project, along with several others on our site, in 2008. Unfortunately, we were unable to start the project due to the economy, but we are now very excited to share with you our plans to start construction in 2018.

Please join us at 7 pm on August 30, 2016 on our campus located at 1650 East Badillo Street, Covina, CA, for a presentation and a tour of the site. A map of our campus, renderings, plans, and a summary comparing the approved project to the proposed project are provided for your reference. Please feel free to contact me at (626)251-2230 for more information, and we look forward to meeting you. Light snacks and drinks will be served.

Best wishes,

Judy Figueroa

EXHIBIT 3

Starglen Dr
N Darfield Ave
Badillo
Elementary School
N Reeder Ave
E Old Badillo St
E Old Badillo St
S Starglen Dr
Masonic Homes
at Covina
N Reeder Ave
Google

COVINA

GROUND LEVEL VIEW

Masonic Homes of California

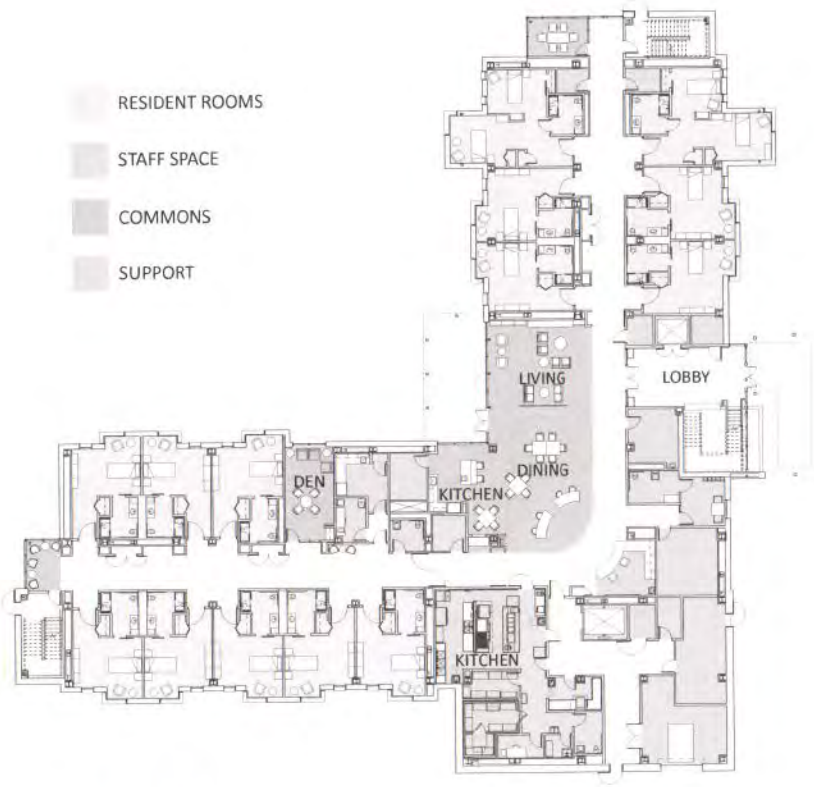
COVINA

AERIAL VIEW

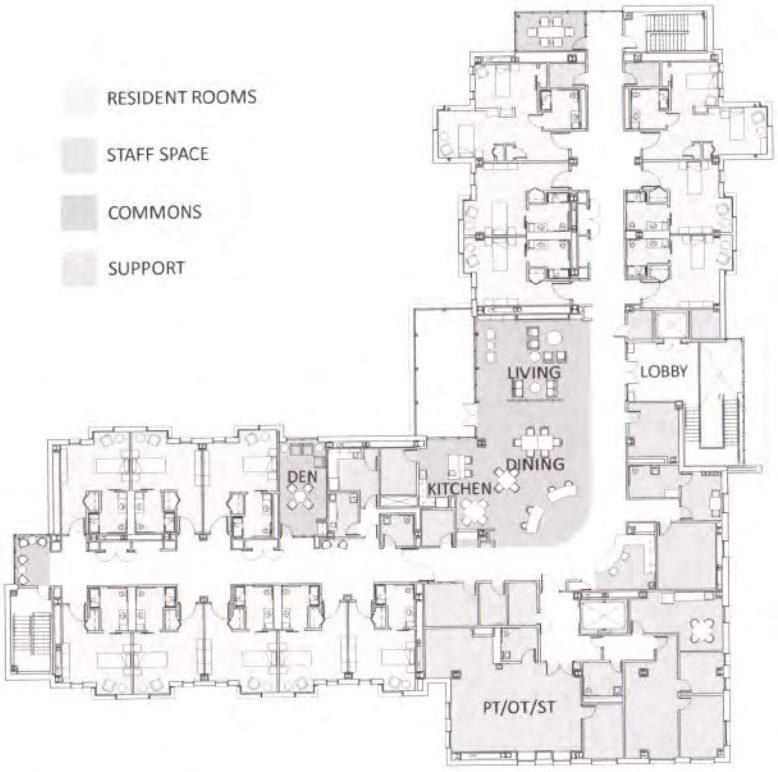
Masonic Homes of California

COVINA

FLOOR PLANS



LEVEL 1



LEVEL 2

MASONIC HOMES at COVINA

Skilled Nursing and Memory Care Center
Comparison of Approved 2008 Plans to Proposed 2016 Plans

	2008 Approved Plans	2016 Revised Plans	Amendments
Building G	Two story building 26,132 sq. ft. Memory Care (18 beds) and Assisted Living Facility (16 beds)	Two story building 37,500 sq. ft Skilled Nursing and Memory Care Facility (32 beds)	The proposed amendment includes one two-story building combining both memory care and skilled nursing uses. The proposed 37,500 sq. ft. building is less than the combined sq. ft. of buildings G & H (41,132 sq. ft.) The proposed 32 beds is less than the combined approved number of beds for buildings G & H (54 beds)
Building H	One story building 15,000 sq. ft. Future Skilled Nursing Facility (20 beds)		

BUILDING G - SKILLED NURSING AND MEMORY CARE FACILITY

1650 OLD BADILLO ST
COVINA, CA 91724

MASONIC HOMES OF CALIFORNIA AT COVINA

34400 MISSION BLVD
UNION CITY, CA 94587

SMITHGROUP JJR

301 BATTERY STREET
7TH FLOOR
SAN FRANCISCO, CA 94111
415.227.0100
www.smithgroupjjr.com

ISSUED FOR:
MAJOR SITE PLAN REVIEW
RESPONSE TO COMMENTS 2

ISSUE DATE:
11/4/2016

SGJJR Project # 20836.000

OSHPD Project #: H161290-19-00

EXHIBIT 4

Plot Date: 11/4/2016 4:06:51 PM

MASONIC HOMES OF CALIFORNIA AT COVINA

BUILDING G - SKILLED NURSING AND MEMORY CARE FACILITY

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ISSUED FOR | REV | DATE

SEALS AND SIGNATURES

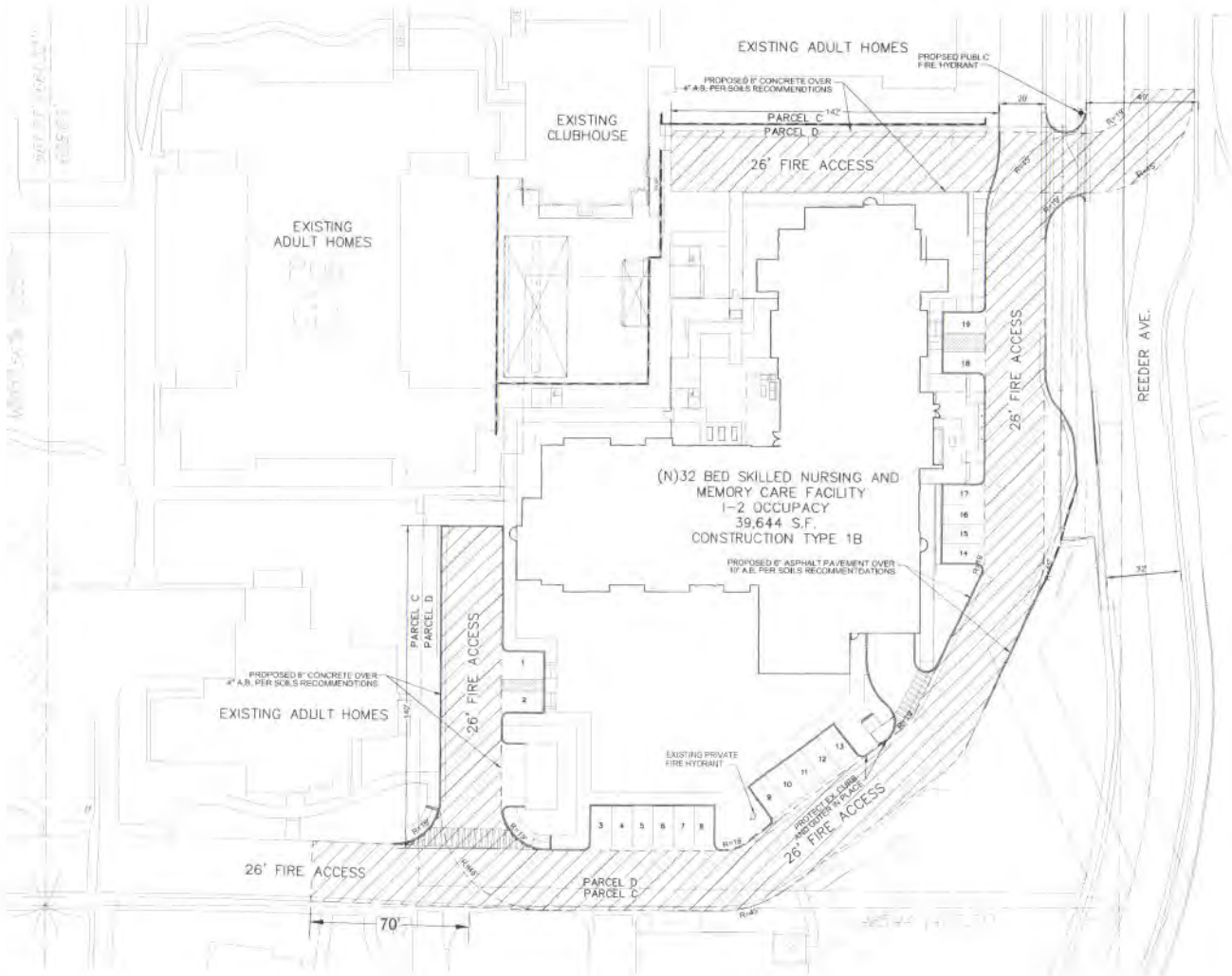
NOT FOR CONSTRUCTION

AGENCY APPROVAL

SHEET TITLE
SITE PHOTOS

PROJECT NUMBER 20836.000
PROJECT PHASE CD
SHEET NUMBER G0.1.1
OSHPD PROJECT NUMBER H101290-19-00

Plot Date: 11/8/2016 4:41:47 AM



PROJECT ADDRESS
1650 OLD BADILLO STREET
COVINA CA 91724

NOTES:

1. REFER TO CIVIL DRAWINGS FOR SITE CONSTRUCTION INFORMATION.
2. FIELD VERIFY ALL UTILITY POINTS OF CONNECTION WITH CIVIL AND ELECTRICAL SITE DRAWINGS. UTILITIES 5'-0" OUTSIDE OF BUILDING FOOTPRINT UNDER SEPARATE PERMIT.

PROJECT SUMMARY

PARCEL AREA	80,362 SF(1.84AC)
BUILDING FOOTPRINT	19,403 SF
PERVIOUS (LANDSCAPED) AREA	24,984SF
PERVIOUS (LANDSCAPED) COVERAGE	31.10%
PARKING REQUIREMENT	1.3 BEDS
NUMBER OF BEDS	32
REQUIRED PARKING	11 SPACES
PARKING RATIO PROVIDED	1.03 3 BEDS
TYPICAL STALL SIZE	9'-0"X18'-0"
	12'-0"X18'-0"(HC VAN)
TYPICAL DRIVES	26'-0"

FIRE NOTES:

A. G.C. TO PROVIDE APPROVED SIGNS OR OTHER APPROVED NOTICE OR MARKINGS THAT INCLUDE THE WORDS "NO PARKING-FIRE LANE". SIGNS SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS, TO CLEARLY INDICATE THE ENTRANCE TO SUCH ROAD, OR PROHIBIT THE OBSTRUCTION THEREOF, AS REQUIRED BY THE FIRE INSPECTOR. FIRE CODE 503.3

B. FIRE DEPARTMENT VEHICULAR ACCESS ROADS SHALL BE HARDSCAPE. ALL WEATHER ACCESS IN ACCORDANCE WITH THE DEPARTMENT'S ALL WEATHER ACCESS REQUIREMENTS. FIRE CODE 503.2.3

C. FIRE DEPARTMENT VEHICULAR ACCESS ROADS MUST BE INSTALLED AND MAINTAINED IN A SERVICEABLE MANNER PRIOR TO AND DURING THE TIME OF CONSTRUCTION. FIRE CODE 501.4.7

D. APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS, AND A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH. FIRE CODE 505.1

E. FIRE APPARATUS ACCESS ROADS SHALL BE IDENTIFIED WITH APPROVED SIGNS. TEMPORARY SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES.

F. A KEY BOX SHALL BE PROVIDED AND MAINTAINED AT _____ COUNTY OF LOS ANGELES FIRE DEPARTMENT REGULATION 5.

G. THE REQUIRED FIRE FLOW IS BASED ON THE FOLLOWING CALCULATIONS

TYPE OF CONSTRUCTION PER BUILDING CODE	TYPE V-B
FIRE FLOW BASED ON THE TOTAL FLOOR AREA OF ALL FLOOR LEVELS WITHIN THE EXTERIOR WALLS, UNDER THE HORIZONTAL PROJECTS OF THE ROOF OF THE BUILDING	5000 GPM
REDUCTION FOR SPRINKLERS. (50% MAX.)	2500 GPM
TOTAL FIRE FLOW REQUIRED	2500 GPM

H. THE REQUIRED FIRE FLOW FOR A SINGLE ON-SITE FIRE HYDRANT AT THIS LOCATION IS 1250 GPM AT 20 PSI RESIDUAL PRESSURE UP TO TWO HYDRANTS AT 2500 GPM AT 20 PSI FIRE CODE C106, COUNTY OF LOS ANGELES FIRE DEPARTMENT REGULATION 8.

J. ALL FIRE HYDRANTS SHALL MEASURE 6"X4"X2-1/2", BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503, OR APPROVED EQUAL, AND SHALL BE INSTALLED IN COMPLIANCE WITH THE COUNTY OF LOS ANGELES FIRE DEPARTMENT REGULATION 8.

K. ALL REQUIRED PUBLIC FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED PRIOR TO BEGINNING CONSTRUCTION. FIRE CODE 501.4

L. ALL ON-SITE FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND APPROVED PRIOR TO BUILDING OCCUPANCY. FIRE CODE 901.5.1

M. PLANS SHOWING UNDERGROUND PIPING, FIRE DEPARTMENT CONNECTION, OR PRIVATE ON-SITE FIRE HYDRANTS SHALL BE SUBMITTED TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. FIRE CODE 901.2, COUNTY OF LOS ANGELES FIRE DEPARTMENT REGULATION 7.

N. THE INSPECTION, HYDROSTATIC TEST AND FLUSHING OF THE UNDERGROUND FIRE PROTECTION PIPING SHALL BE WITNESSED BY AN AUTHORIZED FIRE DEPARTMENT REPRESENTATIVE. NO UNDERGROUND PIPING OR THRUST BLOCKS SHALL BE COVERED WITH EARTH OR HIDDEN FROM VIEW UNTIL THE FIRE DEPARTMENT REPRESENTATIVE HAS BEEN NOTIFIED AND GIVEN NOT LESS THAN 48 HOURS IN WHICH TO INSPECT SUCH INSTALLATIONS. FIRE CODE 901.5 COUNTY OF LOS ANGELES FIRE DEPARTMENT REGULATION 7.

P. PROVIDE AN APPROVED AUTOMATIC SPRINKLER SYSTEM AS SET FORTH BY BUILDING CODE 903 AND FIRE CODE 903. PLANS SHALL BE SUBMITTED TO SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. TYPE OF FIRE SPRINKLER SYSTEM: 903.3.1.1

Q. THE MEANS OF EGRESS AND EXIT DISCHARGE SHALL BE ILLUMINATED AT ANY TIME THE BUILDING ID OCCUPIED WITH A LIGHT INTENSITY OF NOT LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE LEVEL. BUILDING CODE 1008.1.9

R. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY IN THE EVENT OF A POWER SUPPLY FAILURE, THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. BUILDING CODE 1006.3

S. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. BUILDING CODE 1008.1.9

T. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN LOCATION AS REQUIRED BY FIRE CODE 906

U. DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR MORE SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVES, UNLESS AREAS CONTAINING DUMPSTERS OF CONTAINERS ARE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM. FIRE CODE 304.3.3

KEY MAP
NOT TO SCALE

MASONIC HOMES OF CALIFORNIA AT COVINA

BUILDING G - SKILLED NURSING AND MEMORY CARE FACILITY

1650 OLD BADILLO ST
COVINA, CA 91724

SMITHGROUP JJR
301 BATTERY STREET
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www.smithgroupjjr.com

PSOMAS
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Los Angeles, CA 90071
(213) 223-1400 (213) 223-1444 fax
www.psomas.com

NOT FOR CONSTRUCTION

SHEET TITLE
FIRE HYDRANT AND ACCESS PLAN

SMITHGROUP JJR PROJECT NUMBER 20830.000

CD

SHEET NUMBER C1.1

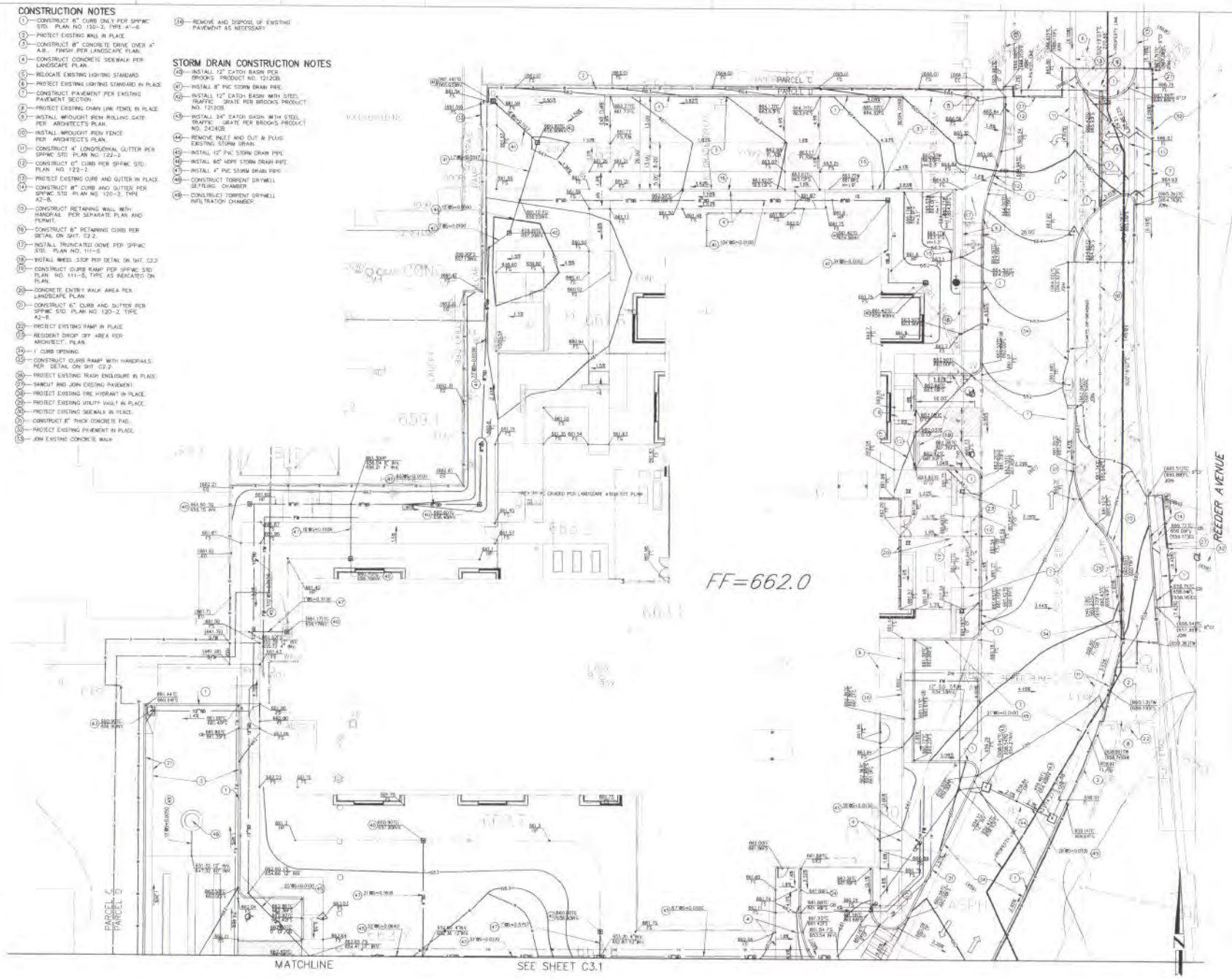
CSMPS PROJECT NUMBER 41581.000.15

CONSTRUCTION NOTES

1. CONSTRUCT 6" CURB ONLY PER SPPWC STD. PLAN NO. 120-2, TYPE A1-6
2. PROTECT EXISTING WALL IN PLACE
3. CONSTRUCT 8" CONCRETE DRIVE OVER 4" A.B., FINISH PER LANDSCAPE PLAN.
4. CONSTRUCT CONCRETE SIDEWALK PER LANDSCAPE PLAN.
5. RELOCATE EXISTING LIGHTING STANDARD
6. PROTECT EXISTING LIGHTING STANDARD IN PLACE
7. CONSTRUCT PAVEMENT PER EXISTING PAVEMENT SECTION
8. PROTECT EXISTING CHAIN LINK FENCE IN PLACE
9. INSTALL WROUGHT IRON ROLLING GATE PER ARCHITECT'S PLAN.
10. INSTALL WROUGHT IRON FENCE PER ARCHITECT'S PLAN.
11. CONSTRUCT 4" LONGITUDINAL GUTTER PER SPPWC STD. PLAN NO. 122-2
12. CONSTRUCT 0" CURB PER SPPWC STD. PLAN NO. 122-2.
13. PROTECT EXISTING CURB AND GUTTER IN PLACE
14. CONSTRUCT 8" CURB AND GUTTER PER SPPWC STD. PLAN NO. 120-2, TYPE A2-8.
15. CONSTRUCT RETAINING WALL WITH HANDRAIL PER SEPARATE PLAN AND PERMIT.
16. CONSTRUCT 8" RETAINING CURB PER DETAIL ON SHT. C2.2.
17. INSTALL TRUNCATED DOME PER SPPWC STD. PLAN NO. 111-5
18. INSTALL WHEEL STOP PER DETAIL ON SHT. C2.2
19. CONSTRUCT CURB RAMP PER SPPWC STD. PLAN NO. 111-5, TYPE AS INDICATED ON PLAN.
20. CONCRETE ENTRY WALK AREA PER LANDSCAPE PLAN.
21. CONSTRUCT 6" CURB AND GUTTER PER SPPWC STD. PLAN NO. 120-2, TYPE A2-8.
22. PROTECT EXISTING RAMP IN PLACE
23. RESIDENT DROP OFF AREA PER ARCHITECT'S PLAN.
24. 1' CURB OPENING
25. CONSTRUCT CURB RAMP WITH HANDRAILS PER DETAIL ON SHT. C2.2
26. PROTECT EXISTING TRASH ENCLOSURE IN PLACE
27. SAWCUT AND JOIN EXISTING PAVEMENT
28. PROTECT EXISTING FIRE HYDRANT IN PLACE
29. PROTECT EXISTING UTILITY VAULT IN PLACE
30. PROTECT EXISTING SIDEWALK IN PLACE
31. CONSTRUCT 8" THICK CONCRETE PAD
32. PROTECT EXISTING PAVEMENT IN PLACE
33. JOIN EXISTING CONCRETE WALK
34. REMOVE AND DISPOSE OF EXISTING PAVEMENT AS NECESSARY

STORM DRAIN CONSTRUCTION NOTES

40. INSTALL 12" CATCH BASIN PER BROOKS PRODUCT NO. 12120B
41. INSTALL 8" PVC STORM DRAIN PIPE
42. INSTALL 12" CATCH BASIN WITH STEEL TRAFFIC GRATE PER BROOKS PRODUCT NO. 12120B
43. INSTALL 24" CATCH BASIN WITH STEEL TRAFFIC GRATE PER BROOKS PRODUCT NO. 24240B
44. REMOVE INLET AND CUT & PLUG EXISTING STORM DRAIN.
45. INSTALL 12" PVC STORM DRAIN PIPE
46. INSTALL 60" HDPE STORM DRAIN PIPE
47. INSTALL 4" PVC STORM DRAIN PIPE
48. CONSTRUCT TORRENT DRYWELL SETTLING CHAMBER
49. CONSTRUCT TORRENT DRYWELL INFILTRATION CHAMBER



MASONIC HOMES OF CALIFORNIA AT COVINA

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AGENCY APPROVAL

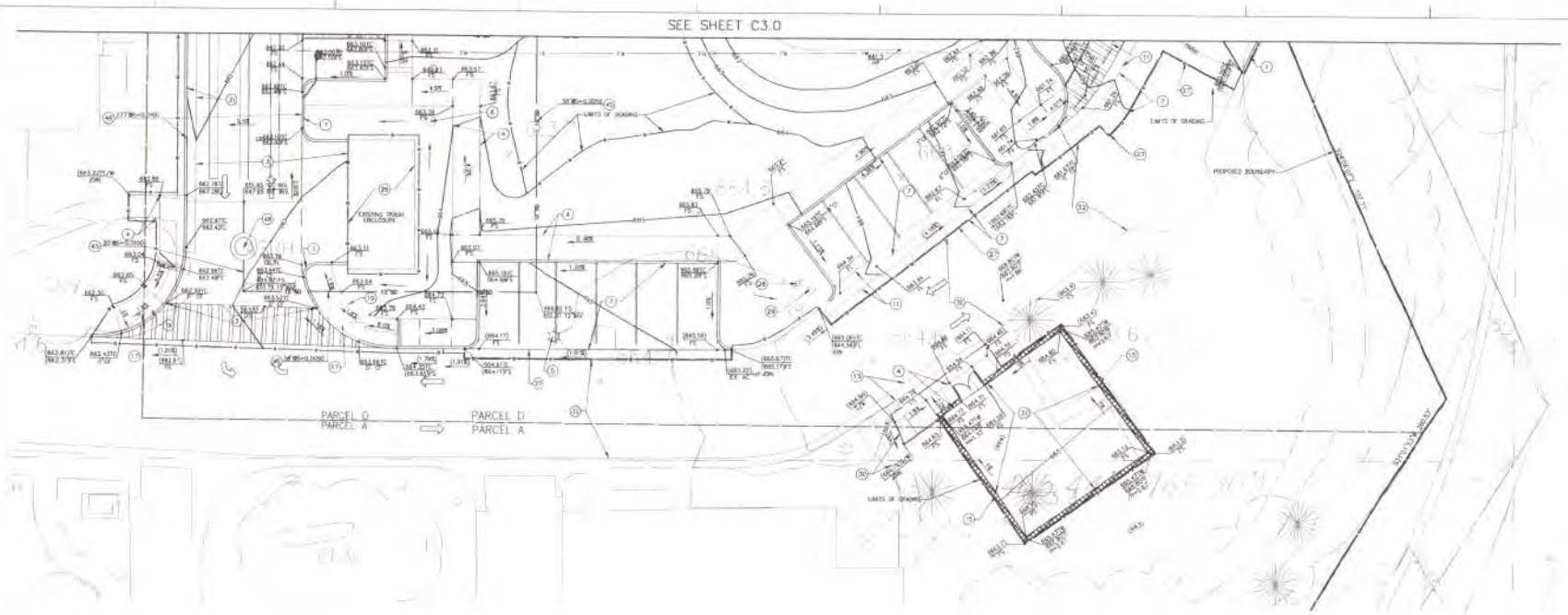
SHEET TITLE
GRADING AND DRAINAGE PLAN

PROJECT NUMBER 20836.000

PROJECT PHASE CD

SHEET NUMBER C3.0

DRAWING PROJECT NUMBER 4111299-19-00



CONSTRUCTION NOTES

1. CONSTRUCT 6" CURB ONLY PER SPPWC STD. PLAN NO. 120-2, TYPE A1-6.
2. PROTECT EXISTING WALL IN PLACE.
3. CONSTRUCT 8" CONCRETE DRIVE OVER 4" A.B., FINISH PER LANDSCAPE PLAN.
4. CONSTRUCT CONCRETE SIDEWALK PER LANDSCAPE PLAN.
5. RELOCATE EXISTING LIGHTING STANDARD.
6. PROTECT EXISTING LIGHTING STANDARD IN PLACE.
7. CONSTRUCT PAVEMENT PER EXISTING PAVEMENT SECTION.
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16. CONSTRUCT 6" RETAINING CURB PER DETAIL ON SHT. C2.2.
17. INSTALL TRUNCATED DOME PER SPPWC STD. PLAN NO. 111-5.
18. INSTALL WHEEL STOP PER DETAIL ON SHT. C2.2.
19. CONSTRUCT CURB RAMP PER SPPWC STD. PLAN NO. 111-5, TYPE AS INDICATED ON PLAN.
20. CONCRETE ENTRY WALK AREA PER LANDSCAPE PLAN.
21. CONSTRUCT 6" CURB AND GUTTER PER SPPWC STD. PLAN NO. 120-2, TYPE A2-6.
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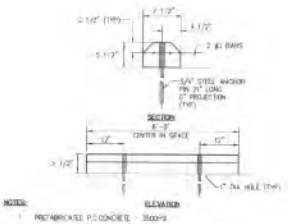
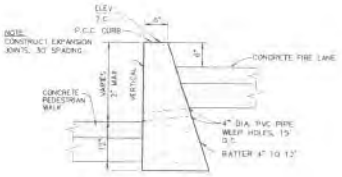
23. RESIDENT DROP OFF AREA PER ARCHITECT PLAN.
24. 1" CURB OPENING.
25. CONSTRUCT CURB RAMP WITH HANDRAILS PER DETAIL ON SHT. C2.2.
26. PROTECT EXISTING TRASH ENCLOSURE IN PLACE.
27. SAWCUT AND JOIN EXISTING PAVEMENT.
28. PROTECT EXISTING FIRE HYDRANT IN PLACE.
29. PROTECT EXISTING UTILITY VAULT IN PLACE.
30. PROTECT EXISTING SIDEWALK IN PLACE.
31. CONSTRUCT 6" THICK CONCRETE PAD.
32. PROTECT EXISTING PAVEMENT IN PLACE.
33. JOIN EXISTING CONCRETE WALK.
34. REMOVE AND DISPOSE OF EXISTING PAVEMENT AS NECESSARY.

STORM DRAIN CONSTRUCTION NOTES

40. INSTALL 12" CATCH BASIN PER BROOKS PRODUCT NO. 1212CB.
41. INSTALL 8" PVC STORM DRAIN PIPE.
42. INSTALL 12" CATCH BASIN WITH STEEL TRAFFIC GRATE PER BROOKS PRODUCT NO. 1212CB.
43. INSTALL 24" CATCH BASIN WITH STEEL TRAFFIC GRATE PER BROOKS PRODUCT NO. 2424CB.
44. REMOVE INLET AND CUT & PLUG EXISTING STORM DRAIN.
45. INSTALL 12" PVC STORM DRAIN PIPE.
46. INSTALL 60" PIPE STORM DRAIN PIPE.
47. INSTALL 4" PVC STORM DRAIN PIPE.
48. CONSTRUCT TORRENT DRYWELL SETTLING CHAMBER.
49. CONSTRUCT TORRENT DRYWELL INFILTRATION CHAMBER.



18 WHEEL STOP DETAIL



16 RETAINING CURB DETAIL

MASONIC HOMES OF CALIFORNIA AT COVINA

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ISSUED FOR	REV.	DATE

NOT FOR CONSTRUCTION

GRADING AND DRAINAGE PLAN & GRADING DETAILS

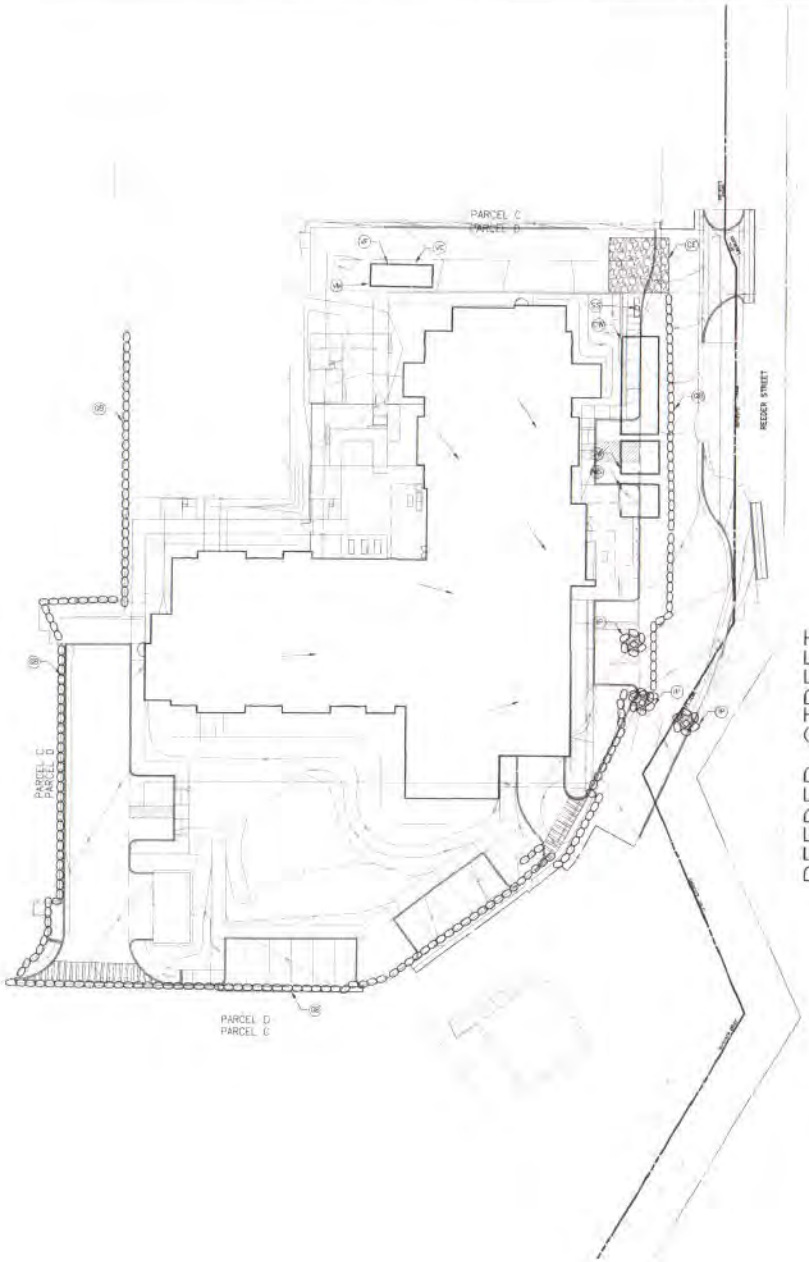
PROJECT NUMBER: 20836.000

PROJECT PHASE: CD

SHEET NUMBER: C3.1

SHEET PROJECT NUMBER: H161280-19-06

Plot Date: 4/26/2019 2:49:57 AM Kuhlig



GENERAL EROSION NOTES

A. THE STORMWATER POLLUTION PREVENTION PLAN IS COMPRISED OF THIS DRAWING ("SITE MAP"), THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS ("SWPPP"), PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.

B. ALL CONTRACTORS AND SUBCONTRACTORS WHO WORK WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.

C. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.

D. BEST MANAGEMENT PRACTICES (BMPS) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE. AS APPLICABLE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.

E. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.

F. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.

G. GENERAL CONTRACTOR SHALL INSTALL THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES AS SHOWN.

H. ALL WASH WATER (CONCRETE, TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.

I. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.

J. DUST ON THE SITE SHALL BE CONTROLLED BY SPRAYING WATER ON DRY AREAS OF THE SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

K. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

L. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.

M. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR AT LEAST 21 DAYS, SHALL BE TEMPORARILY SEEDED. AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THOSE AREAS OR AS REQUIRED BY THE PERMIT.

N. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.

O. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.

P. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

Q. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM DRAIN DRAINAGE SYSTEM IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.

R. ON-SITE, A DEPOSIT SITE, STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE FIELD-LOCATED AND NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.

S. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.

T. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) TO PREVENT EROSION.

STORM WATER POLLUTION (EROSION CONTROL) PLAN NOTES

IN CASE OF EMERGENCY, CALL _____ AT _____

A STAND-BY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (OCT 1 TO APR 15). NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT.

EROSION CONTROL DEVICES SHOWN ON THIS PLAN MAY BE REMOVED WHEN APPROVED BY THE GRADING INSPECTOR IF THE GRADING OPERATION HAS PROGRESSED TO THE POINT WHERE THEY ARE NO LONGER REQUIRED.

MAINTENANCE:

ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN/NOTES, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.

2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.

3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCE WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.

4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.

5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.

6. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.

PRIVATE ENGINEER'S NOTICE TO CONTRACTOR

THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

CONTRACTOR SHALL OBTAIN ANY REQUIRED D.S.H.S. PERMITS PRIOR TO CONSTRUCTION OF UNDERGROUND FACILITIES.

NOTE

EROSION CONTROL MEASURES ARE REQUIRED DURING THE ENTIRE CONSTRUCTION PERIOD.

WIND EROSION CONTROL MEASURES SHALL BE ENFORCED ALL YEAR AROUND.

REFER TO LOCAL AIR QUALITY MANAGEMENT PLAN FOR WIND EROSION.

LEGEND:

- LANDSCAPE
- DIRECTION OF FLOW
- PROPERTY LINE
- LIMITS OF DISTURBANCE
- (GB) GRAVEL BAGS PER DETAIL
- (IP) INLET PROTECTION
- (CE) TEMPORARY CONSTRUCTION EXIT
- (SS) SWPPP INFORMATION SIGN
- (MS) PROPOSED MATERIAL STORAGE PER CALTRANS SWQ BMP HANDBOOK WM-1
- (CW) PROPOSED CONCRETE WASTE MANAGEMENT PER CALTRANS SWQ BMP HANDBOOK WM-8
- (SW) PROPOSED SANITARY WASTE MANAGEMENT PER CALTRANS SWQ BMP HANDBOOK WM-9
- (VC) PROPOSED VEHICLE AND EQUIPMENT CLEANING PER CALTRANS SWQ BMP HANDBOOK NS-8
- (VF) PROPOSED VEHICLE AND EQUIPMENT FUELING PER CALTRANS SWQ BMP HANDBOOK NS-9
- (VM) PROPOSED VEHICLE AND EQUIPMENT MAINTENANCE PER CALTRANS SWQ BMP HANDBOOK NS-10

N

GRAPHIC SCALE 1"=20'

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(213) 223-1400 (213) 223-1444 fax
www.psomas.com

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SHEET TITLE:
EROSION CONTROL PLAN

PROJECT NUMBER 2036.00

PROJECT PHASE CD

SHEET NUMBER C4.0

UNIFORMAT NUMBER H161299-1940

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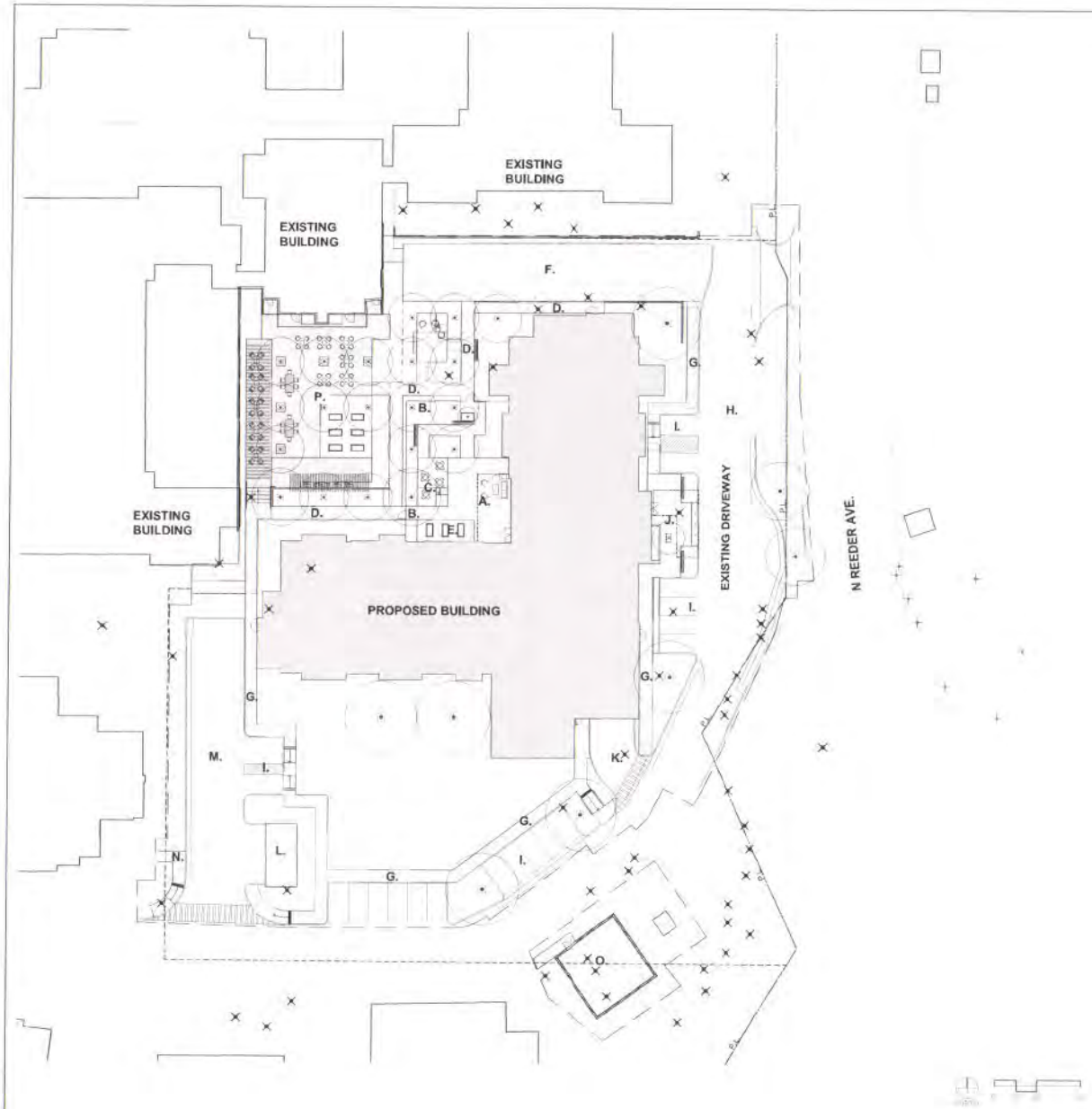
LANDSCAPE SITE PLAN-COLOR

CD L1.1.0



LEGEND

- PROPERTY LINE
- PARCEL BOUNDARY
- LIMIT OF LANDSCAPE WORK
- EXISTING CONTOURS
- EXISTING TREE CANOPIES
- EXISTING NON-HERITAGE TREES
- NON-IMPACTED TREES

A. MEMORY CARE GARDEN AND COURTYARD, WITH PORCELAIN PAVERS, WOOD DECKING, OUTDOOR LIVING ROOMS, FLEXIBLE SEATING,RAISED PLANTERS AND CIRCULATION SPACE.

B. WOOD AND STEEL ENCLOSURE FOR MEMORY CARE SPACE.

C. CONCRETE PATIO- 'MOMENT' IN THE LANDSCAPE W/ GOLDEN RATIO PATTERN W/ METAL HEADERS AND FOCAL FLOWERING TREE.

D. ACCESSIBLE PEDESTRIAN WALKWAY TO MEMORY CARE GARDEN, AND FROM NORTH STAIR EXIT.

E. (3) RAISED VEG. GARDEN PLANTERS IN CRUSHED GRAVEL PAVING

F. 26FT WIDE FIRELANE WITH TRAFFIC SECTION CONCRETE PAVING.

G. PERIMETER WALKWAY

H. EXISTING DRIVEWAY TO REMAIN. SEE CIVIL DRAWINGS.

I. PROPOSED NEW PARKING STALLS, CURBS AND GUTTERS, SEE CIVIL DRAWINGS.

J. ENTRY PLAZA WITH PORCELAIN PAVERS, AND PEBBLES TO MATCH SURFACING AT LOBBY STAIR. DROP OFF AREA.

K. SERVICE DRIVEWAY TO LOADING DOCK, SEE CIVIL AND ARCH DRAWINGS.

L. EXISTING TRASH ENCLOSURE TO REMAIN.

M. EXISTING ROADWAY WIDENED TO 26FT WIDE FIRELANE.

N. RECONNECT EXISTING WALKWAYS TO PROPOSED WALKS.

O. PROPOSED UTILITIES, SEE MEP AND ARCH PLANS.

P. SUNKEN COURTYARD WITH OUTDOOR KITCHEN, TRELLISES, AND SEATING SUBMITTED AS A SEPARATE RENOVATION PERMIT.

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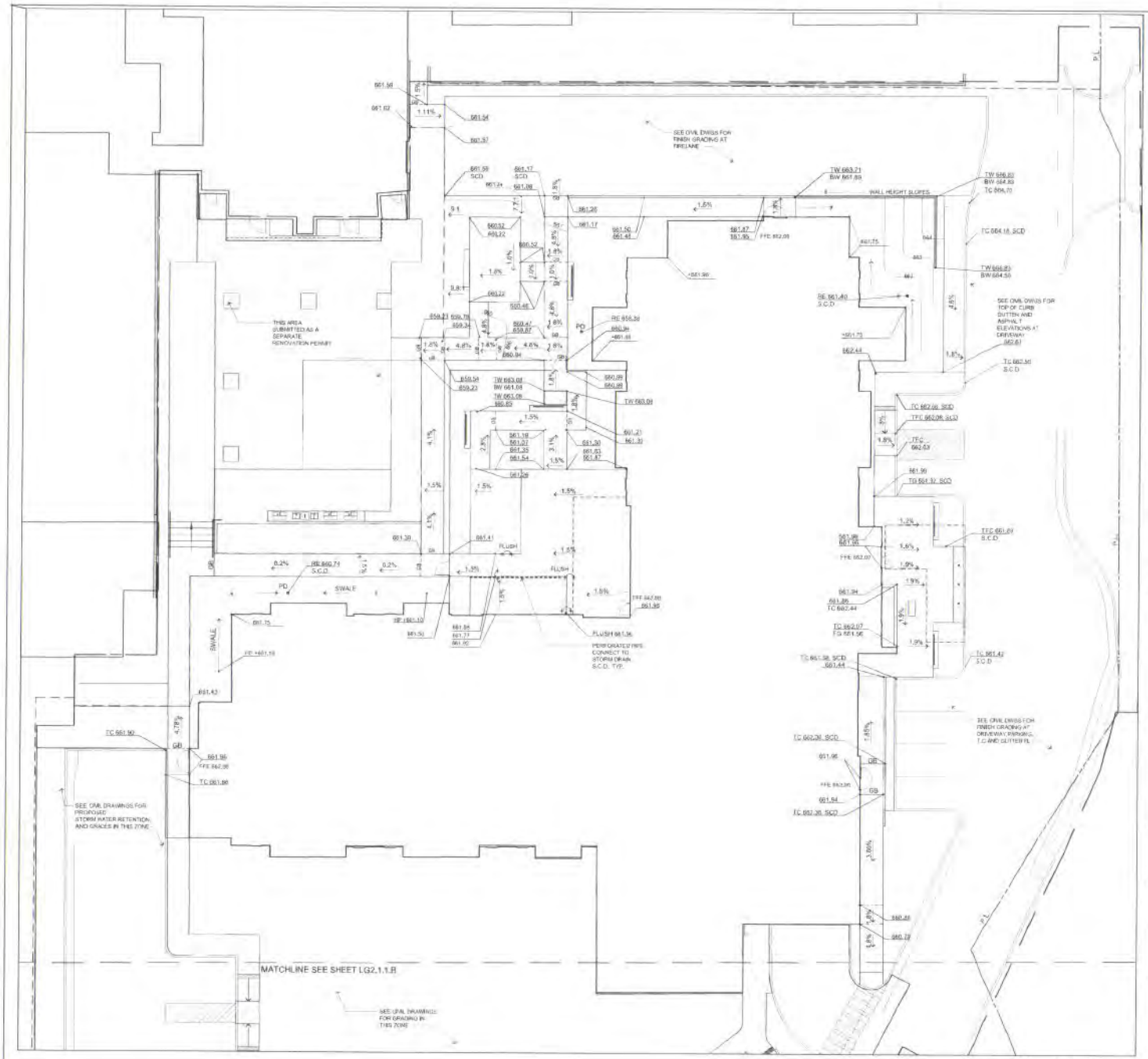
LANDSCAPE SITE PLAN

CD

L1.1.1



GRADING LEGEND

P.L.	PROPERTY LINE
	PARCEL BOUNDARY
	LIMIT OF LANDSCAPE WORK
	EXISTING CONTOUR
	PROPOSED FINISHED CONTOUR
TS 4268.75	PROPOSED ELEVATION
	EXISTING ELEVATION
RE	RIM ELEVATION
	FLUSH
4%	SLOPE
FG	FINISH GRADE @PAVEMENT
GR FG	FINISH GRADE AT PLANTING
TC/TFC	TOP OF CURB/TOP OF FLUSH CURB
BC	BOTTOM OF CURB
TR/BR	TOP OF RAMP/BOTTOM OF RAMP
HP/LP	HIGH POINT/ LOW POINT
TW/BW	TOP OF WALL/BOTTOM OF WALL
TS/BS	TOP OF STAIR/BOTTOM OF STAIR
GB	GRADE BREAK
	RIDGE
	SWALE
	4" DIA. PERFORATED DRAIN PIPE
	EX. TREES TO REMAIN
	SEE CIVIL DRAWINGS FOR GRADING INFORMATION IN THIS ZONE

SEE SHEET LG.1.0- LANDSCAPE NOTES AND LEGENDS FOR GRADING NOTES

SEE CIVIL DRAWINGS FOR CURB AND GUTTER ASPHALT, FIRELANE, AND STORM DRAIN INVERT AND RIM ELEVATIONS

FINISH GRADING NOTES

1. PROTECT EXISTING UNDERGROUND UTILITIES, VAULTS AND CONNECTIONS AND REPAIR ANY DAMAGE TO FULL OPERATIONS TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE. OBTAIN COPIES OF UTILITY PLANS FROM OWNERS ARCHIVES PRIOR TO CONSTRUCTION. FIELD MARK ALL LINES AND POT HOLE TO DETERMINE DEPTH OF BURIED UTILITIES PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. LOCATIONS OF ALL PROPOSED UTILITIES, INCLUDING AREA DRAINS, MANHOLES AND VAULTS AS INDICATED ON PLAN FOR MARKING UNDERGROUND FACILITIES, CALL USA NORTH UNDERGROUND SERVICE ALERT MINIMUM 48 HOURS PRIOR TO DIGGING: 1-800-227-2600 BETWEEN 8:00 AM - 7:00 PM MONDAY - FRIDAY, EXCEPT HOLIDAYS.
3. REFER TO ARCHITECTURAL PLANS FOR BUILDING FINISH FLOOR ELEVATION.
4. EXISTING GRADING INFORMATION IS BASED UPON THE EXISTING TOPOGRAPHIC SURVEY CAD DRAWING PROVIDED BY THE ARCHITECT, PREPARED BY PSOMAS AND NOTATED ON THE CAD DRAWING AS FOLLOWS:
   PSOMAS PROJECT # 1MAS070100
   DATE OF PHOTOGRAPHY: MAY 11, 2015
   PHOTO SCALE 1"=200' COLOR
   MAP SCALE 1"=40' W 1.0
5. REFER TO CIVIL PLANS FOR TOP OF CURB AND PARKING LOT ELEVATIONS, RIM ELEVATIONS, AND STORM LINE CONNECTIONS. COORDINATE FINISHED GRADES WITH STORM DRAINAGE SYSTEM ON CIVIL DRAWINGS. NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES AND WAIT FOR WRITTEN DIRECTION BEFORE PROCEEDING.
6. EXISTING GRADING INFORMATION IS BASED ON PROJECT SURVEY. SEE ABOVE. VERIFY GRADES PRIOR TO CONSTRUCTION AND NOTIFY OWNER'S REPRESENTATIVE IF EXISTING CONDITIONS VARY FROM PLANS, AND WAIT FOR WRITTEN DIRECTION BEFORE PROCEEDING.
7. CONTRACTOR SHALL BE RESPONSIBLE TO CONNECT ALL PROPOSED DRAINLINES TO EXISTING STORM DRAIN SYSTEM. NOTIFY OWNERS REPRESENTATIVE OF ANY DISCREPANCIES IN THE FIELD PRIOR TO CONSTRUCTION AND WAIT FOR WRITTEN AUTHORIZATION BEFORE PROCEEDING.
8. EXCAVATION ACTIVITIES SHALL NOT OCCUR CLOSER THAN 10 FEET FROM THE EXISTING STREET TREE, AS APPROVED BY THE URBAN FORESTRY DIVISION. ANY CHANGES SHALL BE APPROVED BY THE SAME. CONTACT URBAN FORESTRY AT 650-496-5953.

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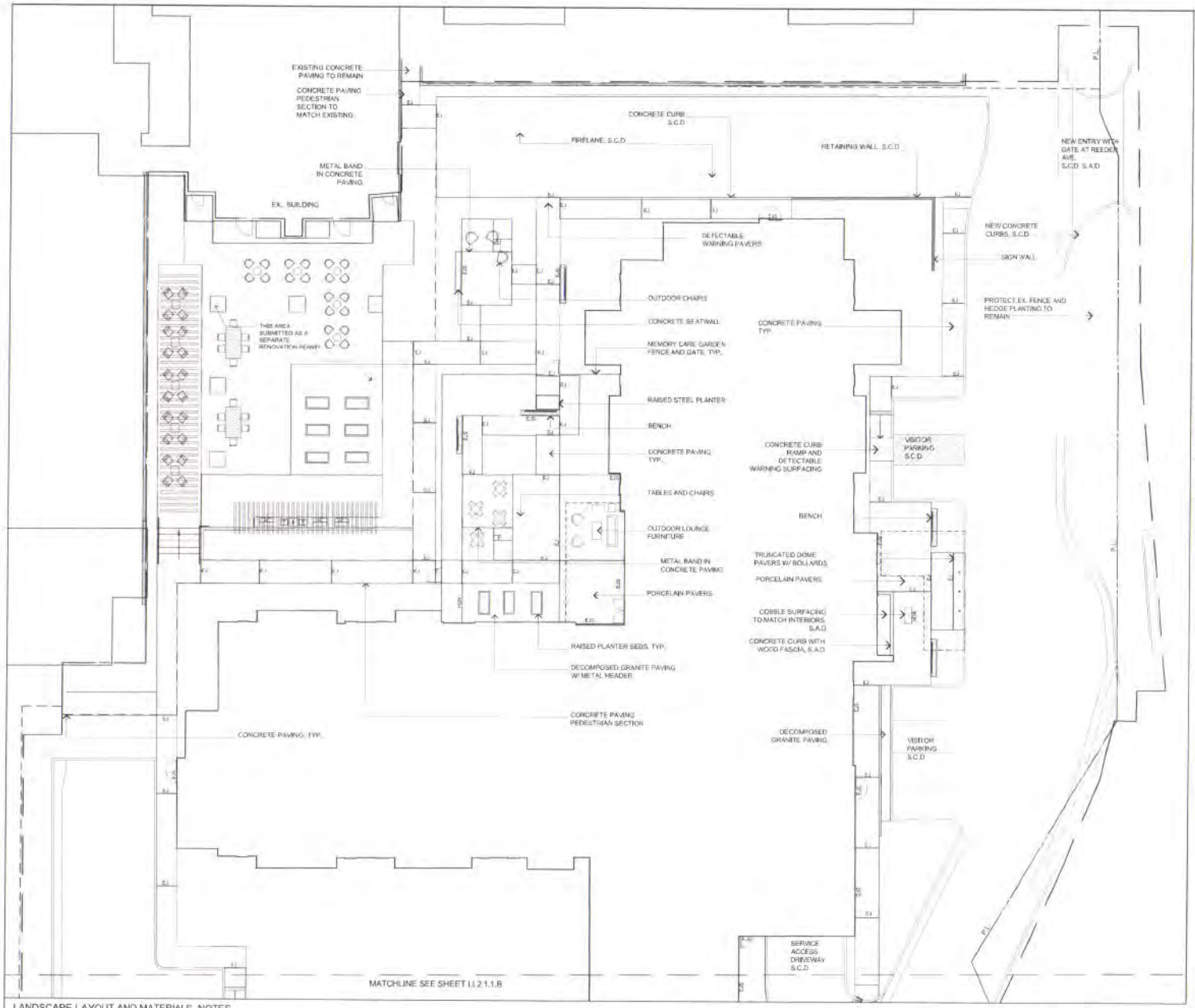
LANDSCAPE GRADING PLAN_NORTH

CD LG2.1.1.A



LANDSCAPE LAYOUT AND MATERIALS NOTES

1. CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION INCLUDING LOCATIONS OF FIBER OPTIC LINES, PROPOSED UTILITIES, AREA DRAINS, MANHOLES, AND VAULTS AS INDICATED ON THE PROJECT SURVEY AND ANY CIVIL UTILITY PLANS. FOR MARKING UNDERGROUND FACILITIES, CALL UNDERGROUND SERVICE ALERT MINIMUM TWO DAYS PRIOR TO DIGGING: 1-800-227-2600, BETWEEN 6:00 AM- 7:00 PM, MONDAY- FRIDAY, EXCEPT HOLIDAYS.
2. DRAWINGS ARE BASED UPON THE EXISTING TOPOGRAPHIC SURVEY CAD DRAWING PROVIDED BY THE ARCHITECT, PREPARED BY PSOMAS AND NOTATED ON THE CAD DRAWING AS FOLLOWS:
   PSOMAS PROJECT # 1MA507010
   DATE OF PHOTOGRAPHY: MAY 11, 2015
   PHOTO SCALE: 1"=100' COLOR
   MAP SCALE 1"=40' W/ 1' C.I.
3. REFER TO CIVIL DRAWINGS FOR LOCATION OF ALL UNDERGROUND UTILITIES EXISTING AND PROPOSED, AND NOTIFY OWNERS REPRESENTATIVE OF ANY CONFLICT AND WAIT FOR WRITTEN AUTHORIZATION PRIOR TO PROCEEDING.
4. STAKE LOCATION OF LANDSCAPE ELEMENTS INCLUDING PAVING, BENCHES, POTS, TREES, LIGHTS, WALLS, ETC. FOR APPROVAL BY OWNERS REPRESENTATIVE PRIOR TO CONSTRUCTION.
5. SPACING OF SCORE MARKS EQUALS WIDTH OF WALK, EXCEPT WHERE DRAWN OTHERWISE. ALIGN WITH OBVIOUS PAVING EDGES, AND PERPENDICULAR TO EDGE OF CURVED WALKWAYS UNLESS SHOWN OTHERWISE.
6. PROVIDE EXPANSION JOINTS WHERE CONCRETE PAVING MEETS EXISTING PAVING WHETHER SHOWN ON PLAN OR NOT. AT NEW CONCRETE PAVING, SPACING OF EXPANSION JOINTS IS TYPICALLY 20' MIN. O.C., OR WHERE SHOWN. REFER TO SPECIFICATIONS. PROVIDE DOWELS INTO BACK OF CURB, FACE OF WALL, BOTTOM OF STAIRS, ETC. TO PREVENT DIFFERENTIAL SETTLEMENT AS SHOWN ON DETAILS.
7. ALL CURVES SHALL BE CONSTRUCTED SMOOTH AND TANGENT WITH OTHER CURVES OR STRAIGHT LINES WHEREVER POSSIBLE. TRANSITIONS BETWEEN CHANGES IN VERTICAL CURVATURE OF PAVING SHALL BE SMOOTH AND GRADUAL WITH NO ABRUPT CHANGES.

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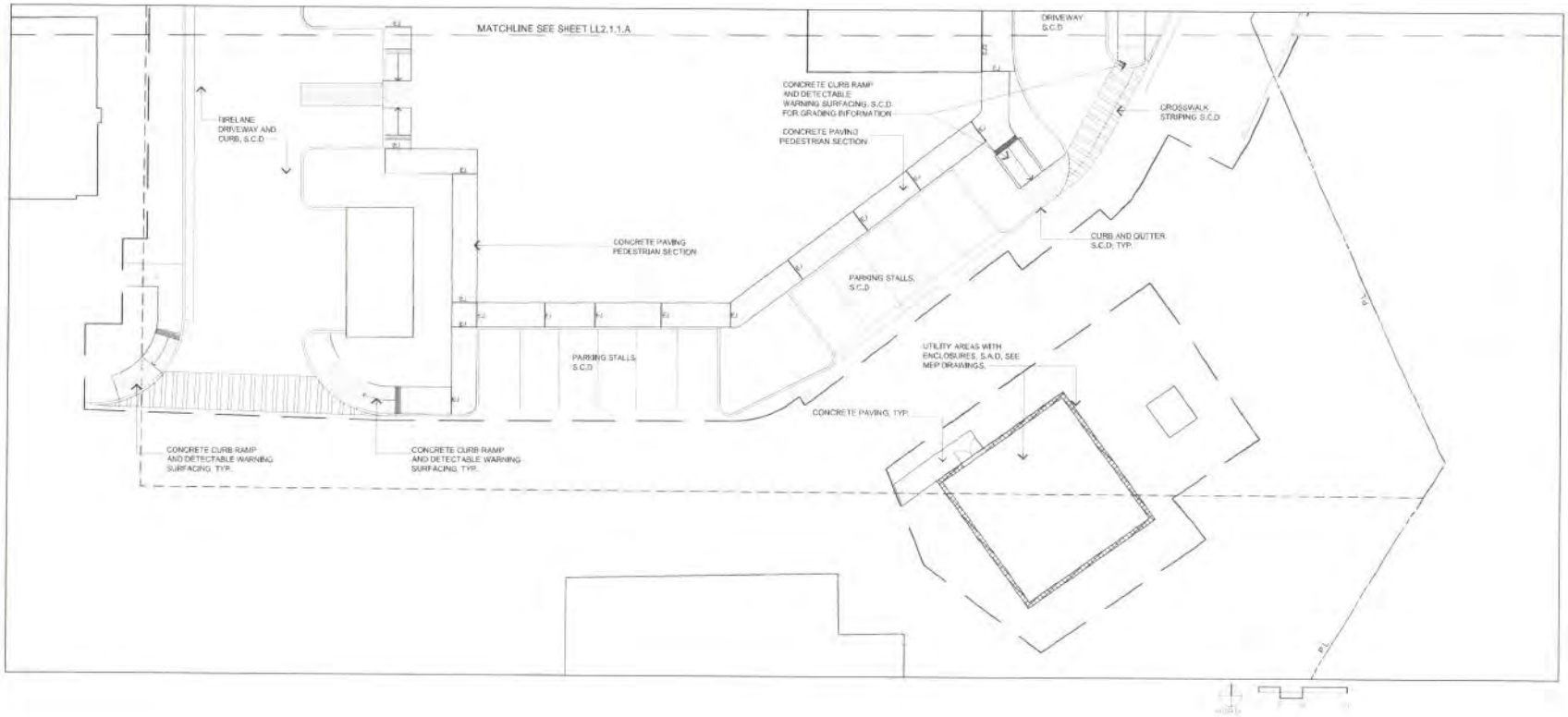
LAYOUT AND MATERIALS PLAN_NORTH

CD LL2.1.1.A



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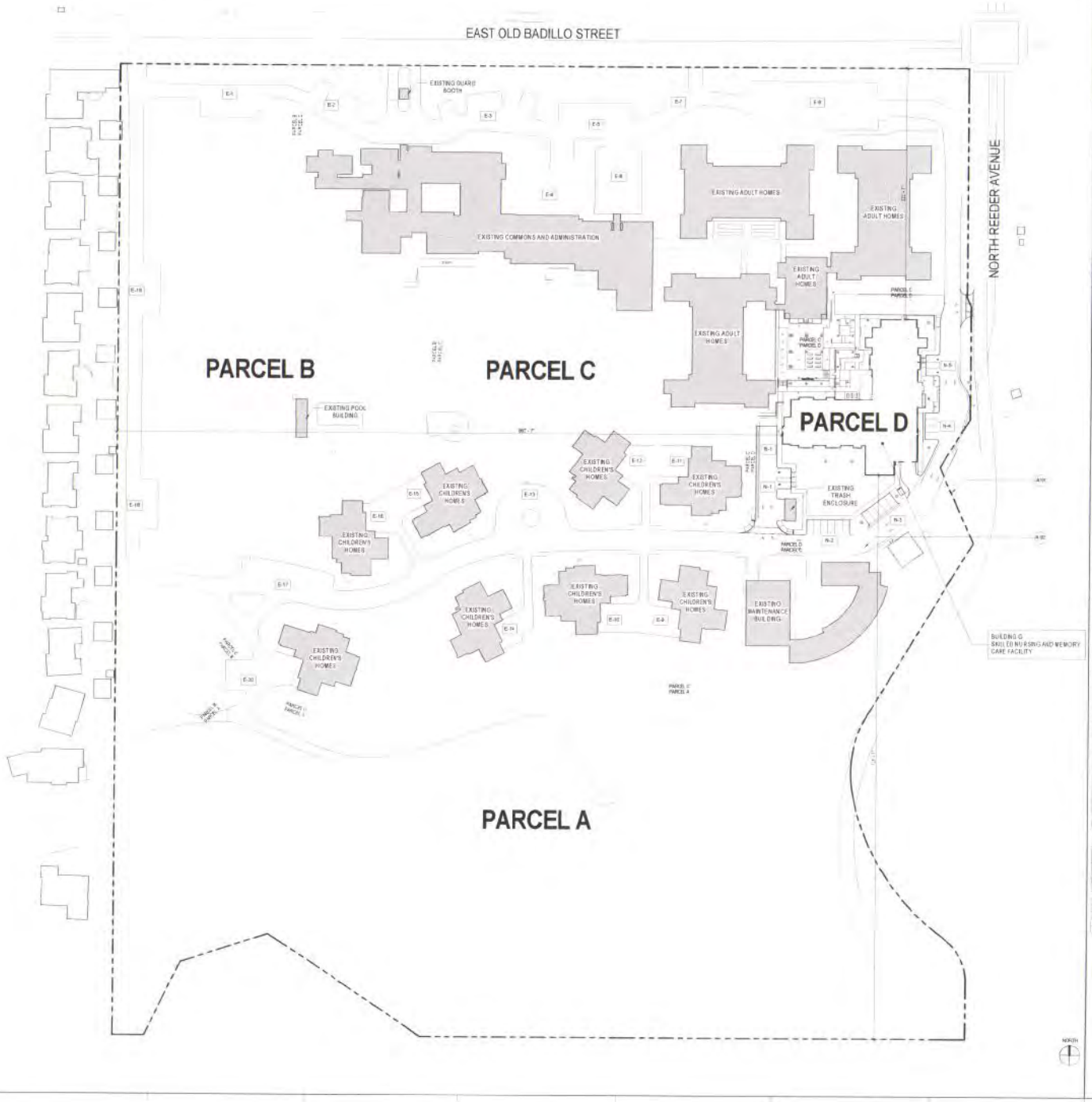
LAYOUT AND MATERIALS PLAN_SOUTH

CD LL2.1.1.B



LEGEND

PROPERTY LINE

PARCEL BOUNDARY LINE

9'-0" x 18'-0" PARKING STALL

9'-0" x 18'-0" ACCESSIBLE PARKING STALL WITH STRIPPING

PARKING TAG

E1 — E - EXISTING TO REMAIN
R - EXISTING TO REMOVE
N - NEW

SHEET KEYED NOTES

PARCEL SIZES

PARCEL	AREA (S.F.)	AREA (ACRES)
A	[illegible]	[illegible]
B	[illegible]	[illegible]
C	[illegible]	[illegible]
D	[illegible]	[illegible]
SAMPLE TOTAL	[illegible]	[illegible]

EXISTING BUILDINGS TO REMAIN

BUILDING NAME	AREA
ADULT HOMES	[illegible]
CHILDREN'S HOMES (R)	[illegible]
COMMON AREA AND ADMIN (E1,E2,E3)	[illegible]
MAINTENANCE	[illegible]
TOTAL	[illegible]

PARKING - EXISTING TO REMAIN

ALL STALLS 9'-0"x18'-0"

LOCATION MARK	PARKING STALLS - NON-ACCESSIBLE	PARKING STALLS - ACCESSIBLE	TOTAL STALLS
E-1	[illegible]	[illegible]	[illegible]
E-2	[illegible]	[illegible]	[illegible]
E-3	[illegible]	[illegible]	[illegible]
E-4	[illegible]	[illegible]	[illegible]
E-5	[illegible]	[illegible]	[illegible]
E-6	[illegible]	[illegible]	[illegible]
E-7	[illegible]	[illegible]	[illegible]
E-8	[illegible]	[illegible]	[illegible]
E-9	[illegible]	[illegible]	[illegible]
E-10	[illegible]	[illegible]	[illegible]
E-11	[illegible]	[illegible]	[illegible]
E-12	[illegible]	[illegible]	[illegible]
E-13	[illegible]	[illegible]	[illegible]
E-14	[illegible]	[illegible]	[illegible]
E-15	[illegible]	[illegible]	[illegible]
E-16	[illegible]	[illegible]	[illegible]
E-17	[illegible]	[illegible]	[illegible]
E-18	[illegible]	[illegible]	[illegible]
E-19	[illegible]	[illegible]	[illegible]
E-20	[illegible]	[illegible]	[illegible]
TOTAL (E)	[illegible]	[illegible]	[illegible]

PARKING - EXISTING TO REMOVE

ALL STALLS 9'-0"x18'-0"

LOCATION MARK	PARKING STALLS - NON-ACCESSIBLE	PARKING STALLS - ACCESSIBLE	TOTAL STALLS
R-1	[illegible]	[illegible]	[illegible]
TOTAL (R)	[illegible]	[illegible]	[illegible]

PARKING - NEW

ALL STALLS 9'-0"x18'-0" UNLESS NOTED OTHERWISE

LOCATION MARK	PARKING STALLS - NON-ACCESSIBLE	PARKING STALLS - ACCESSIBLE	TOTAL STALLS
N-1	[illegible]	[illegible]	[illegible]
N-2	[illegible]	[illegible]	[illegible]
N-3	[illegible]	[illegible]	[illegible]
N-4	[illegible]	[illegible]	[illegible]
N-5	[illegible]	[illegible]	[illegible]
TOTAL (N)	[illegible]	[illegible]	[illegible]

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SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

AGENCY APPROVAL

SHEET TITLE
CAMPUS PLAN

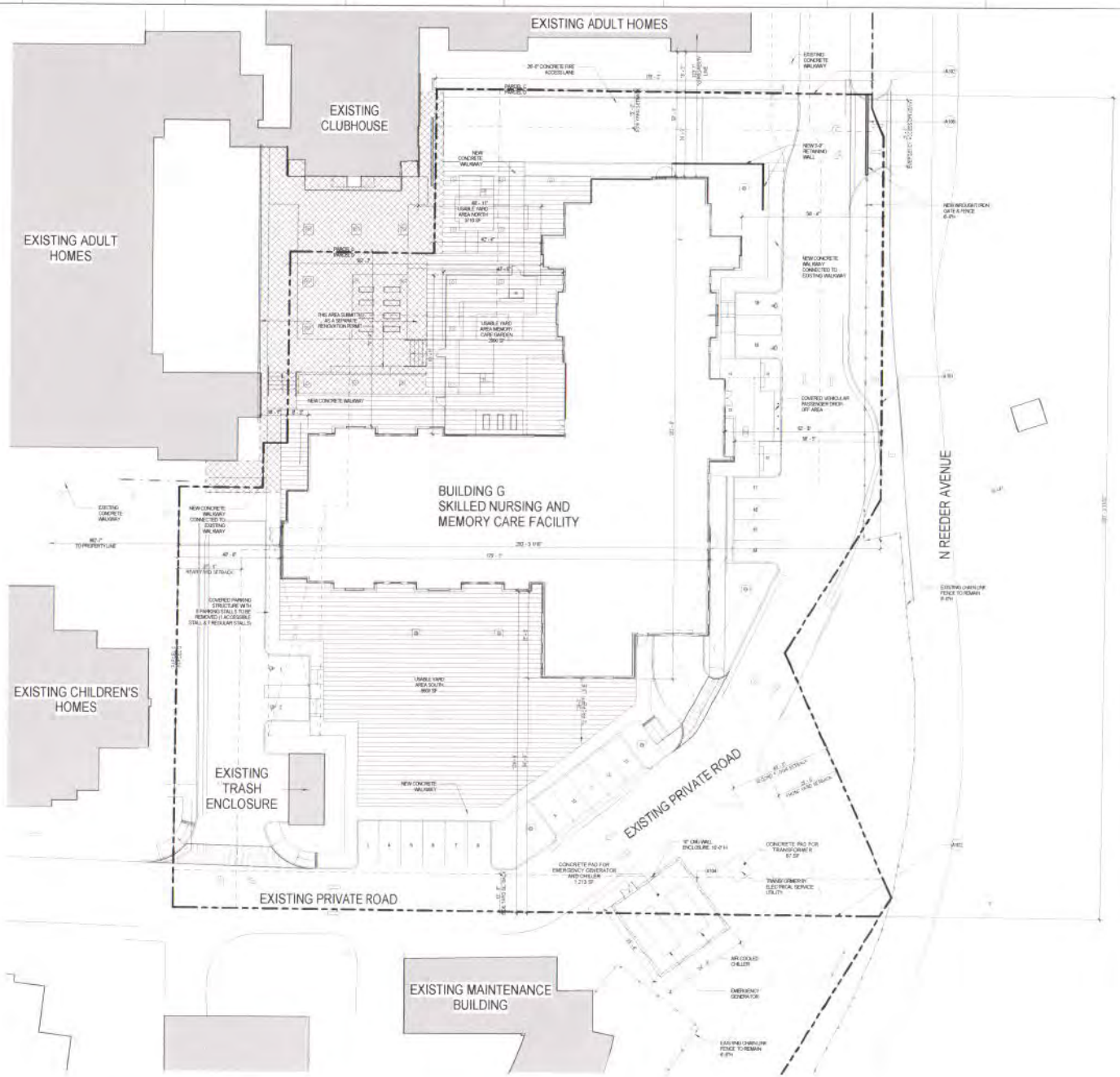
SMITHGROUPJJR PROJECT NUMBER: 20836.000

PROJECT PHASE: CD

SHEET NUMBER: A1.1.0

OSHPD PROJECT NUMBER: 111612195-19-00

Plot Date: 11/17/2016 7:06:10 PM CY



ARCHITECTURAL SITE PLAN

LEGEND

USABLE YARD AREA PER COVINA MUNICIPAL CODE 17.28.410

AREA NOT IN SCOPE

SHEET NOTES

1. ADJACENT BUILDINGS ON CAMPUS ARE NOT HIGHER RATED RATING IS NOT REQUIRED SINCE ADJACENT BUILDINGS ON CAMPUS ARE NOT GAC LICENSED HOSPITALS

SHEET KEYED NOTES

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ISSUED FOR	REV	DATE
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

AGENCY APPROVAL

SHEET TITLE
ARCHITECTURAL SITE PLAN

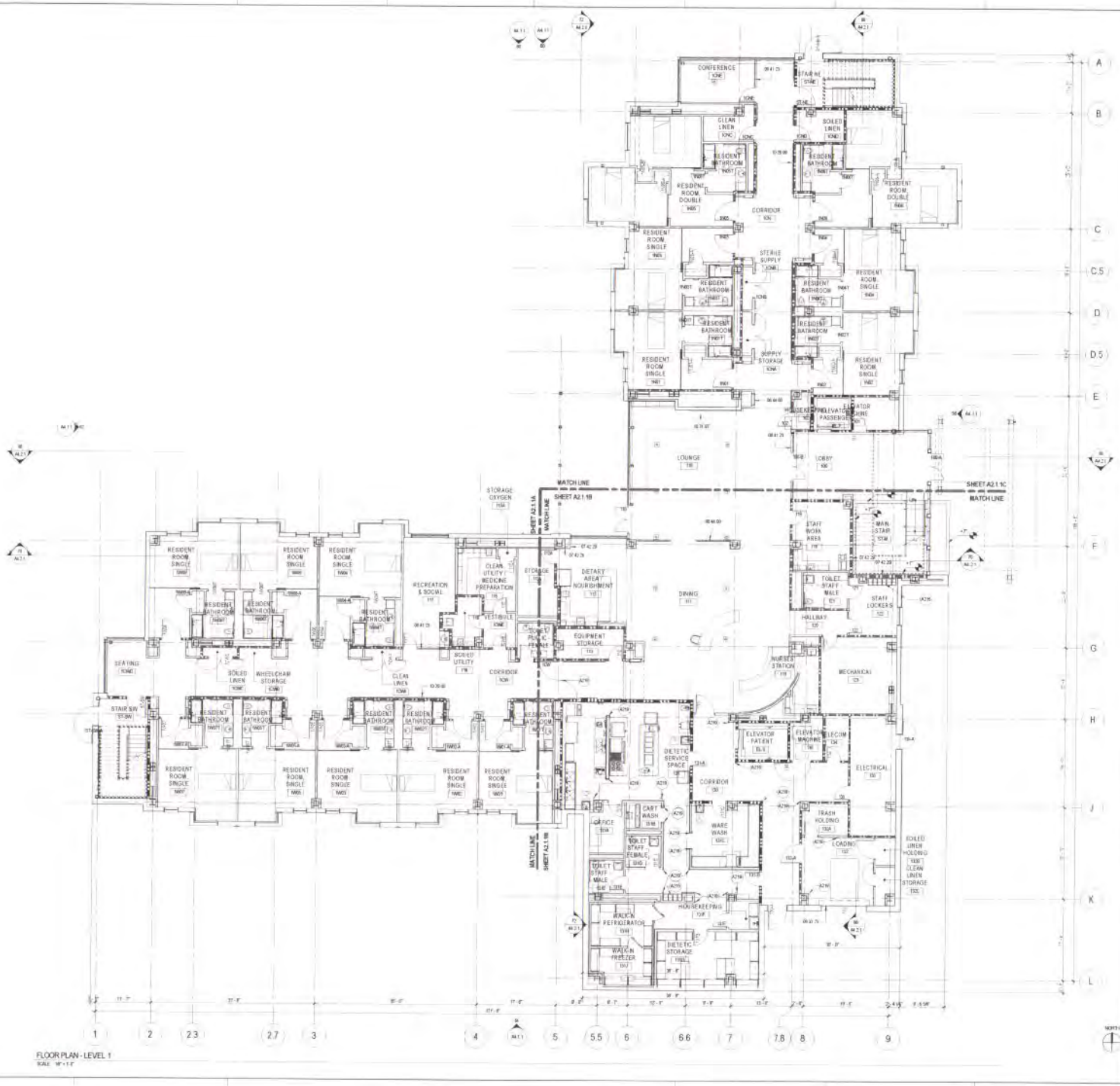
PROJECT NUMBER: 20836.000

PROJECT PHASE: CD

SHEET NUMBER: A1.1.1

CSHPD PROJECT NUMBER: H181738-19-00

Plot Date: 11/7/2016 9:53:13 AM



FLOOR PLAN - LEVEL 1
SCALE: 1/8" = 1'-0"

SHEET NOTES

1. PARTITION TYPES ARE IDENTIFIED ON ENLARGED FLOOR PLANS (AT SHEET SERIES) UNLESS NOTED OTHERWISE ON THIS FLOOR PLAN
2. EQUIPMENT LAYOUT OF DIETETIC SERVICE SPACE ON LEVEL 1 IS SHOWN FOR REFERENCE ONLY. REFER TO FOOD SERVICE DRAWINGS FOR LAYOUT.
3. LEVEL 1 FINISH FLOOR ELEVATION @ +0.0', 0" SEE CIVIL DRAWINGS FOR MORE INFORMATION

SHEET KEYED NOTES

REFERENCE KEYED NOTES

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SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

AGENCY APPROVAL

SHEET TITLE
FLOOR PLAN - LEVEL 1

PROJECT NUMBER 20024.000
PROJECT PHASE CD
SHEET NUMBER A2.1.1
OSHPD PROJECT NUMBER H161/SD-13-00

Plot Date 11/8/2016 4:01:31 PM CY

FLOOR PLAN - LEVEL 2

SCALE 1/8" = 1'-0"

SHEET NOTES

1. PARTITION TYPES ARE IDENTIFIED ON ENLARGED FLOOR PLANS AT SHEET SERIES UNLESS NOTED OTHERWISE ON THIS FLOOR PLAN.
2. EQUIPMENT LAYOUT OF DIETETIC SERVICE SPACE ON LEVEL 1 IS SHOWN FOR REFERENCE ONLY. REFER TO FOOD SERVICE DRAWINGS FOR LAYOUT.
3. LEVEL 1 FINISH FLOOR ELEVATION @ 462' - 0", SEE DIM. DRAWINGS FOR MORE INFORMATION.

SHEET KEYED NOTES

REFERENCE KEYED NOTES

MASONIC HOMES OF CALIFORNIA AT COVINA

BUILDING G - SKILLED NURSING AND MEMORY CARE FACILITY

1650 OLD BADILLO ST
COVINA, CA 91724

SMITHGROUPJJR

301 BATTERY STREET
7TH FLOOR
SAN FRANCISCO, CA 94111
415.227.0100
www.smithgroupjjr.com

ISSUED FOR | REV | DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

AGENCY APPROVAL

SHEET TITLE
FLOOR PLAN - LEVEL 2

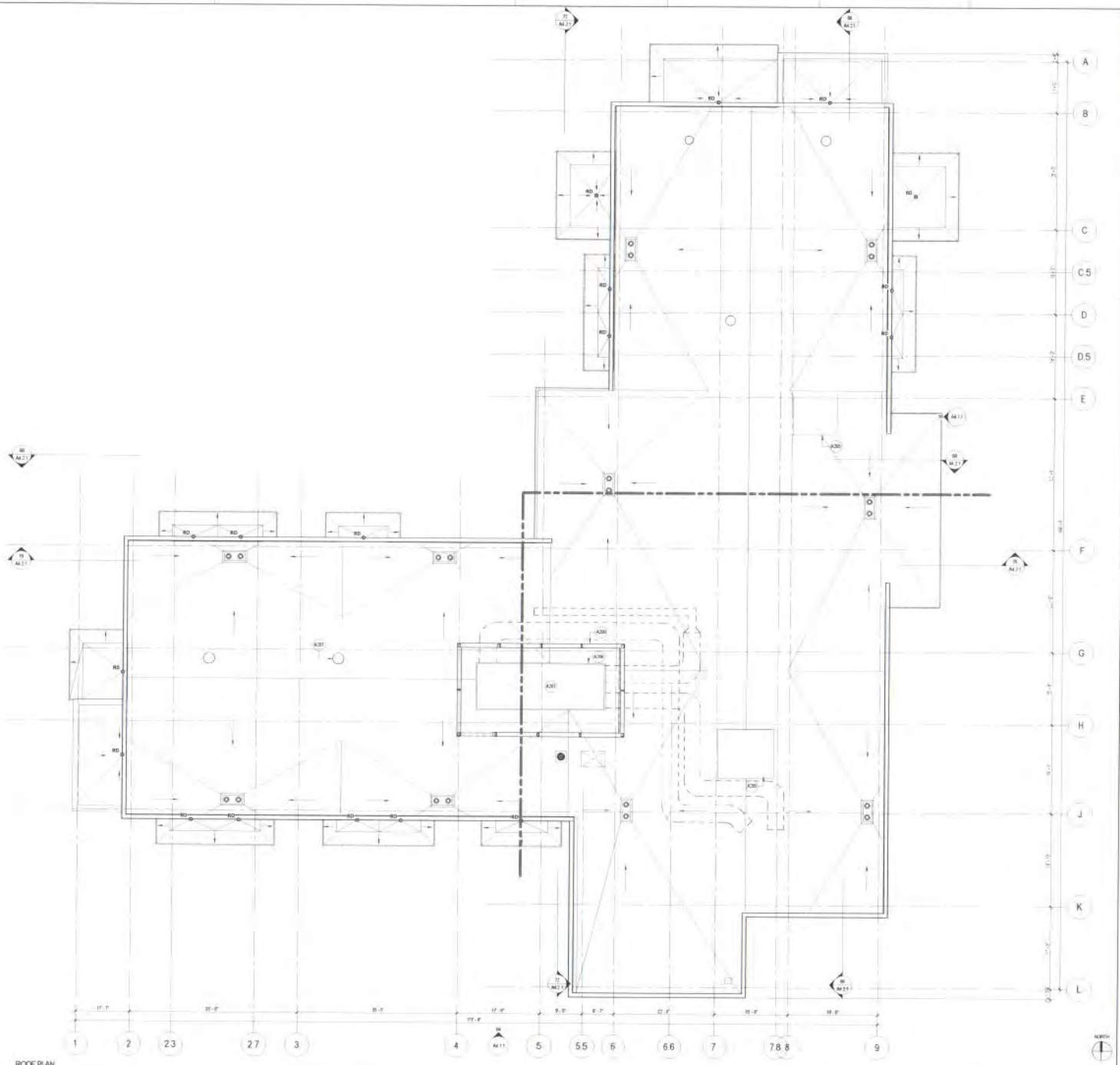
PROJECT NUMBER: 20836.000

PROJECT PHASE: CD

SHEET NUMBER: A2.1.2

CSHPD PROJECT NUMBER: H151285-15-00

Plot Date: 11/8/2016 4:03:45 PM CY



ROOF PLAN
SCALE 1/8" = 1'-0"

SHEET NOTES

1. PARTITION TYPES ARE IDENTIFIED ON ENLARGED FLOOR PLANS (A1 SHEET SERIES) UNLESS NOTED OTHERWISE ON THIS FLOOR PLAN
2. EQUIPMENT LAYOUT OF DIETETIC SERVICE SPACE ON LEVEL 1-8 SHOWN FOR REFERENCE ONLY. REFER TO FOOD SERVICE DRAWINGS FOR LAYOUT.
3. LEVEL 1 FINISH FLOOR ELEVATION @ 4967'-0". SEE CIVIL DRAWINGS FOR MORE INFORMATION

SHEET KEYED NOTES

A200 ELEVATOR PAPER CLOSE FLOOR
A201 MECHANICAL EQUIPMENT LINE
A202 MECHANICAL EQUIPMENT CURBS
A203 CONCRETE CURB

REFERENCE KEYED NOTES

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SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

AGENCY APPROVAL

SHEET TITLE
ROOF PLAN

PROJECT NUMBER 20636.000
PROJECT PHASE CD
SHEET NUMBER A2.1.3
CDPD PROJECT NUMBER H191250-19-00

Plot Date 11/8/2016 4:04:41 PM CY

NORTH ELEVATION

CMU

COLOR TO MATCH EXISTING

PORTLAND CEMENT PLASTER

COLOR TO MATCH EXISTING

COMPOSITE WOOD WALL PANEL SYSTEM

PRODEMA PRODEX: RUSTIK

SOUTH ELEVATION

MASONIC HOMES OF CALIFORNIA AT COVINA

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ISSUED FOR | REV | DATE

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

AGENCY APPROVAL

SHEET TITLE
COLOR EXTERIOR ELEVATIONS

PROJECT NUMBER 30858.000

PROJECT PHASE CD

SHEET NUMBER A4.0.1

OSHPD PROJECT NUMBER H161296-19-00

Plot Date 11/7/2016 5:09:17 PM

WEST ELEVATION

COMPOSITE WOOD WALL PANEL SYSTEM

PORTLAND CEMENT PLASTER

CMU

PRODEMA PRODEX: RUSTIK

COLOR TO MATCH EXISTING

COLOR TO MATCH EXISTING

EAST ELEVATION

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ISSUED FOR | REV | DATE

SEAL AND SIGNATURES

NOT FOR CONSTRUCTION

AGENCY APPROVAL

SHEET TITLE
COLOR EXTERIOR ELEVATIONS

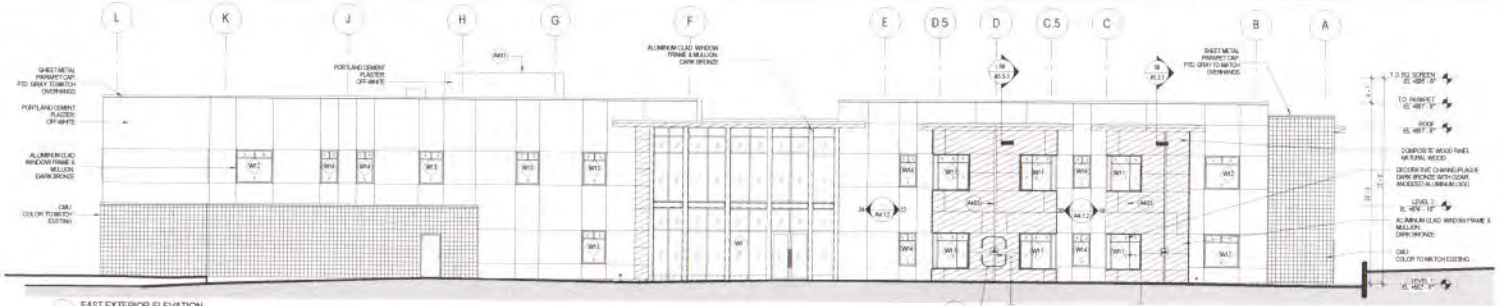
PROJECT NUMBER 23806.000

PROJECT PHASE CD

SHEET NUMBER A4.0.2

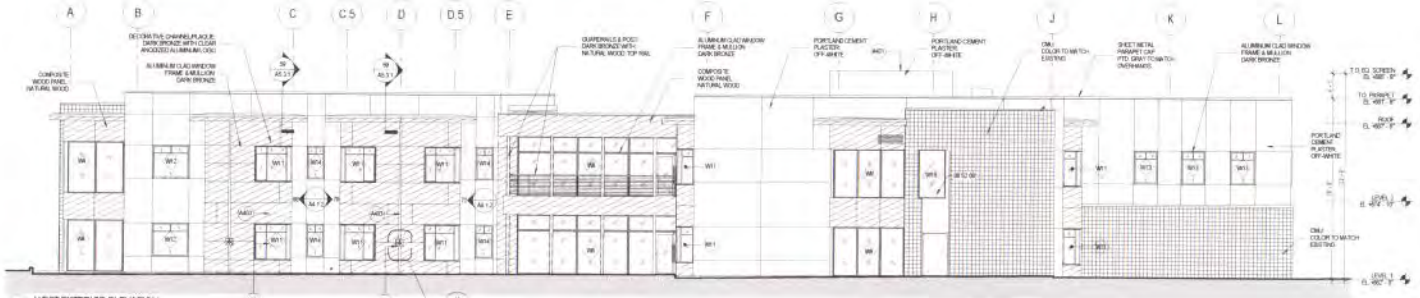
DSHPD PROJECT NUMBER H181290-19-00

Plot Date 11/7/2018 5:17:09 PM

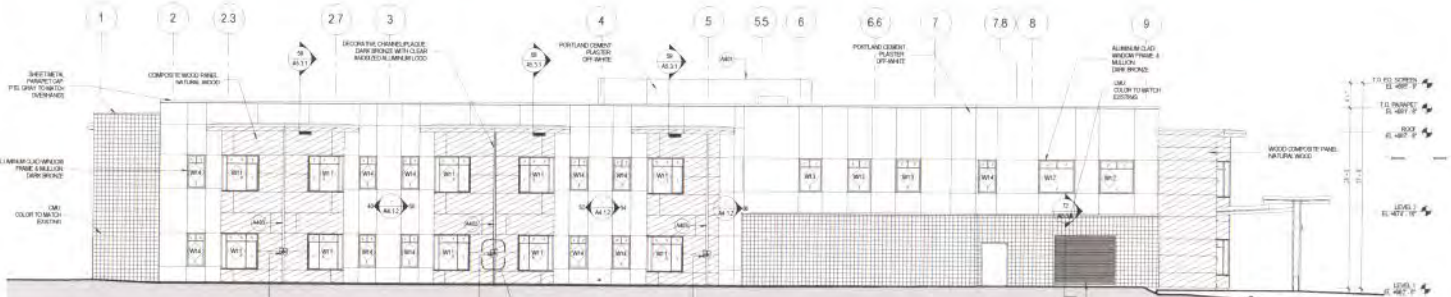


58 EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

60 NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



62 WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



64 SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

SHEET NOTES

1. SHEET NOTES AS FOR ARCHITECTURAL GENERAL NOTES DRAWING. REFERENCE MEMBERS, SYMBOLS, ABBREVIATIONS, AS WELL AS ITEMS NOT CONTAINED IN LIST ON THIS SHEET.
2. REFER TO MEP COORDINATE AND COORDINATE WITH MECHANICAL, PLUMBING, AND ELECTRICAL FOR ADDITIONAL INFORMATION NOT SHOWN ON THIS SHEET.
3. REFER TO MEP COORDINATE AND COORDINATE WITH MEP FOR ALL FINISH GRADE.
4. REFER TO SHEET A6.0 FOR EXTERIOR WINDOW AND LOUVER FRAME LOCATIONS.
5. PARTIAL ELEVATIONS APPEARING ON SHEET A4.1.2 ESPECIALLY ANNOTATED BY NOTE THAT ARE INTENDED TO BE VIEWED ON THE EXTERIOR ELEVATION SHEETS (A4.1.1 FOR CONSULTING PURPOSES ONLY.

○ SHEET KEYED NOTES

AM1 ALUMINUM EQUIPMENT SCREEN
AM2 DECORATIVE PLAQUE - DARK BRONZE WITH CLEAR ANODIZED ALUM. LOGO
AM3 ALUMINUM GUARDS - DARK BRONZE

REFERENCE KEYED NOTES

W1 W2 W3 W4 W5 W6 W7 W8 W9 W10 W11 W12 W13 W14 W15 W16 W17 W18 W19 W20 W21 W22 W23 W24 W25 W26 W27 W28 W29 W30 W31 W32 W33 W34 W35 W36 W37 W38 W39 W40 W41 W42 W43 W44 W45 W46 W47 W48 W49 W50 W51 W52 W53 W54 W55 W56 W57 W58 W59 W60 W61 W62 W63 W64 W65 W66 W67 W68 W69 W70 W71 W72 W73 W74 W75 W76 W77 W78 W79 W80 W81 W82 W83 W84 W85 W86 W87 W88 W89 W90 W91 W92 W93 W94 W95 W96 W97 W98 W99 W100 W101 W102 W103 W104 W105 W106 W107 W108 W109 W110 W111 W112 W113 W114 W115 W116 W117 W118 W119 W120 W121 W122 W123 W124 W125 W126 W127 W128 W129 W130 W131 W132 W133 W134 W135 W136 W137 W138 W139 W140 W141 W142 W143 W144 W145 W146 W147 W148 W149 W150 W151 W152 W153 W154 W155 W156 W157 W158 W159 W160 W161 W162 W163 W164 W165 W166 W167 W168 W169 W170 W171 W172 W173 W174 W175 W176 W177 W178 W179 W180 W181 W182 W183 W184 W185 W186 W187 W188 W189 W190 W191 W192 W193 W194 W195 W196 W197 W198 W199 W200 W201 W202 W203 W204 W205 W206 W207 W208 W209 W210 W211 W212 W213 W214 W215 W216 W217 W218 W219 W220 W221 W222 W223 W224 W225 W226 W227 W228 W229 W230 W231 W232 W233 W234 W235 W236 W237 W238 W239 W240 W241 W242 W243 W244 W245 W246 W247 W248 W249 W250 W251 W252 W253 W254 W255 W256 W257 W258 W259 W260 W261 W262 W263 W264 W265 W266 W267 W268 W269 W270 W271 W272 W273 W274 W275 W276 W277 W278 W279 W280 W281 W282 W283 W284 W285 W286 W287 W288 W289 W290 W291 W292 W293 W294 W295 W296 W297 W298 W299 W300 W301 W302 W303 W304 W305 W306 W307 W308 W309 W310 W311 W312 W313 W314 W315 W316 W317 W318 W319 W320 W321 W322 W323 W324 W325 W326 W327 W328 W329 W330 W331 W332 W333 W334 W335 W336 W337 W338 W339 W340 W341 W342 W343 W344 W345 W346 W347 W348 W349 W350 W351 W352 W353 W354 W355 W356 W357 W358 W359 W360 W361 W362 W363 W364 W365 W366 W367 W368 W369 W370 W371 W372 W373 W374 W375 W376 W377 W378 W379 W380 W381 W382 W383 W384 W385 W386 W387 W388 W389 W390 W391 W392 W393 W394 W395 W396 W397 W398 W399 W400 W401 W402 W403 W404 W405 W406 W407 W408 W409 W410 W411 W412 W413 W414 W415 W416 W417 W418 W419 W420 W421 W422 W423 W424 W425 W426 W427 W428 W429 W430 W431 W432 W433 W434 W435 W436 W437 W438 W439 W440 W441 W442 W443 W444 W445 W446 W447 W448 W449 W450 W451 W452 W453 W454 W455 W456 W457 W458 W459 W460 W461 W462 W463 W464 W465 W466 W467 W468 W469 W470 W471 W472 W473 W474 W475 W476 W477 W478 W479 W480 W481 W482 W483 W484 W485 W486 W487 W488 W489 W490 W491 W492 W493 W494 W495 W496 W497 W498 W499 W500 W501 W502 W503 W504 W505 W506 W507 W508 W509 W510 W511 W512 W513 W514 W515 W516 W517 W518 W519 W520 W521 W522 W523 W524 W525 W526 W527 W528 W529 W530 W531 W532 W533 W534 W535 W536 W537 W538 W539 W540 W541 W542 W543 W544 W545 W546 W547 W548 W549 W550 W551 W552 W553 W554 W555 W556 W557 W558 W559 W560 W561 W562 W563 W564 W565 W566 W567 W568 W569 W570 W571 W572 W573 W574 W575 W576 W577 W578 W579 W580 W581 W582 W583 W584 W585 W586 W587 W588 W589 W590 W591 W592 W593 W594 W595 W596 W597 W598 W599 W600 W601 W602 W603 W604 W605 W606 W607 W608 W609 W610 W611 W612 W613 W614 W615 W616 W617 W618 W619 W620 W621 W622 W623 W624 W625 W626 W627 W628 W629 W630 W631 W632 W633 W634 W635 W636 W637 W638 W639 W640 W641 W642 W643 W644 W645 W646 W647 W648 W649 W650 W651 W652 W653 W654 W655 W656 W657 W658 W659 W660 W661 W662 W663 W664 W665 W666 W667 W668 W669 W670 W671 W672 W673 W674 W675 W676 W677 W678 W679 W680 W681 W682 W683 W684 W685 W686 W687 W688 W689 W690 W691 W692 W693 W694 W695 W696 W697 W698 W699 W700 W701 W702 W703 W704 W705 W706 W707 W708 W709 W710 W711 W712 W713 W714 W715 W716 W717 W718 W719 W720 W721 W722 W723 W724 W725 W726 W727 W728 W729 W730 W731 W732 W733 W734 W735 W736 W737 W738 W739 W740 W741 W742 W743 W744 W745 W746 W747 W748 W749 W750 W751 W752 W753 W754 W755 W756 W757 W758 W759 W760 W761 W762 W763 W764 W765 W766 W767 W768 W769 W770 W771 W772 W773 W774 W775 W776 W777 W778 W779 W780 W781 W782 W783 W784 W785 W786 W787 W788 W789 W790 W791 W792 W793 W794 W795 W796 W797 W798 W799 W800 W801 W802 W803 W804 W805 W806 W807 W808 W809 W810 W811 W812 W813 W814 W815 W816 W817 W818 W819 W820 W821 W822 W823 W824 W825 W826 W827 W828 W829 W830 W831 W832 W833 W834 W835 W836 W837 W838 W839 W840 W841 W842 W843 W844 W845 W846 W847 W848 W849 W850 W851 W852 W853 W854 W855 W856 W857 W858 W859 W860 W861 W862 W863 W864 W865 W866 W867 W868 W869 W870 W871 W872 W873 W874 W875 W876 W877 W878 W879 W880 W881 W882 W883 W884 W885 W886 W887 W888 W889 W890 W891 W892 W893 W894 W895 W896 W897 W898 W899 W900 W901 W902 W903 W904 W905 W906 W907 W908 W909 W910 W911 W912 W913 W914 W915 W916 W917 W918 W919 W920 W921 W922 W923 W924 W925 W926 W927 W928 W929 W930 W931 W932 W933 W934 W935 W936 W937 W938 W939 W940 W941 W942 W943 W944 W945 W946 W947 W948 W949 W950 W951 W952 W953 W954 W955 W956 W957 W958 W959 W960 W961 W962 W963 W964 W965 W966 W967 W968 W969 W970 W971 W972 W973 W974 W975 W976 W977 W978 W979 W980 W981 W982 W983 W984 W985 W986 W987 W988 W989 W990 W991 W992 W993 W994 W995 W996 W997 W998 W999 W1000

GRAPHIC LEGEND

- PORTLAND CEMENT PLASTER (EXTERIOR WALL ASSEMBLY A114) COLOR: OFF-WHITE
- COMPOSITE WOOD WALL PANEL SYSTEM (EXTERIOR WALL ASSEMBLY A014) COLOR: NATURAL WOOD
- GLAZED WALL TILE (EXTERIOR WALL ASSEMBLY A124) COLOR: LIGHT BLUE-GREEN

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ISSUED FOR	REV	DATE
ADDENDA TO CITY COMMENTS SET	1	10-14-16
REVISIONS TO CLARIFICATIONS	2	10-21-16
PLAN REVIEW SUBMITTAL	3	11-7-16
CITY PLANNING SUBMITTAL	4	12-9-16

SEALS AND SIGNATURES

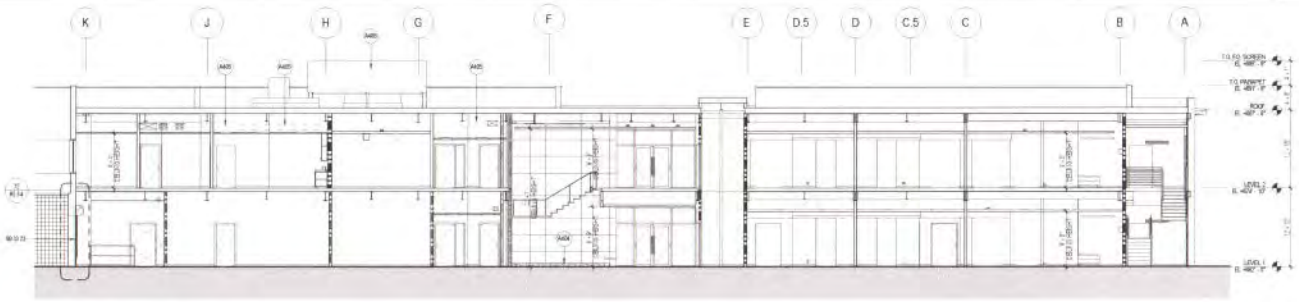
NOT FOR CONSTRUCTION

AGENCY APPROVAL

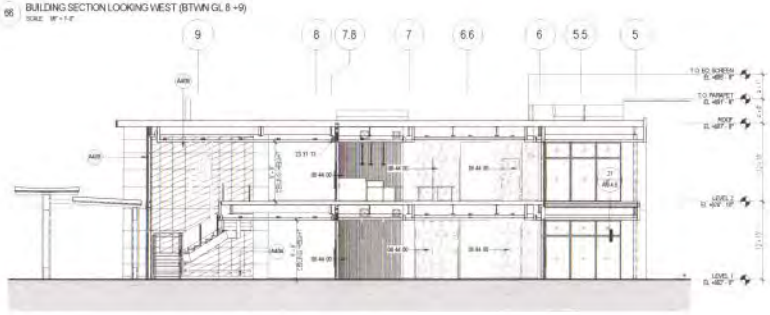
SHEET TITLE
EXTERIOR ELEVATIONS

PROJECT NUMBER 26834.000
PROJECT PHASE CD
SHEET NUMBER A4.1.1
OSHPD PROJECT NUMBER H161290-18-00

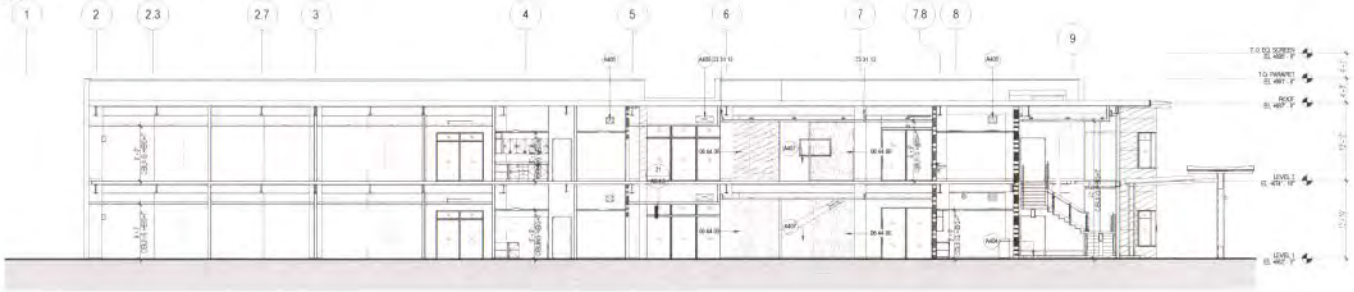
PlotDate 11/7/2016 5:27:43 PM CY



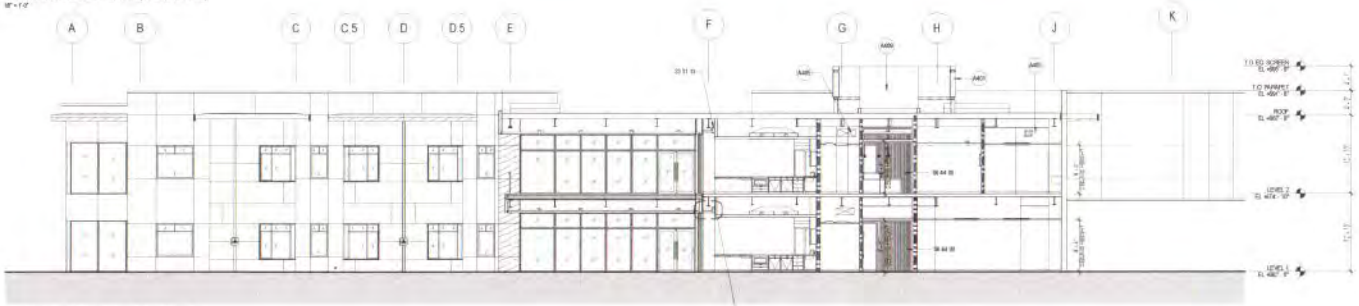
66 BUILDING SECTION LOOKING WEST (BTWN GL 8 +9)
SCALE 1/8" = 1'-0"



68 BUILDING SECTION LOOKING NORTH (BTWN GL E +F)
SCALE 1/8" = 1'-0"



70 BUILDING SECTION LOOKING NORTH (BTWN GL H +J)
SCALE 1/8" = 1'-0"



72 BUILDING SECTION LOOKING EAST (BTWN GL 5 +6)
SCALE 1/8" = 1'-0"

SHEET NOTES

1. REFER TO INDEX (G SERIES) SHEET FOR ARCHITECTURAL GENERAL NOTES, DRAWING, PLUMBING AND MECHANICAL SYMBOLS, ABBREVIATIONS, AS WELL AS GRID LINE CHARACTERS (SEE G0.1 THIS SHEET)
2. REFER TO AND COORDINATE WITH STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL FOR ADDITIONAL INFORMATION NOT SHOWN ON THIS SHEET
3. REFER TO AND COORDINATE WITH CIVIL DRAWINGS FOR ALL FINISH GRADES

○ SHEET KEYED NOTES

- A401 MECHANICAL EQUIPMENT SCREEN
- A404 WASHED ROUND EDGE WAINSCOTING
- A405 MECHANICAL DUCT. SEE MECHANICAL DRAWINGS FOR ACTUAL SIZE AND LOCATION, TYP.
- A406 COMPOSITE WOOD WALL AND CEILING
- A407 MANUFACTURED FIREPLACE
- A409 MECHANICAL EQUIPMENT, SEE
- A410 FIXED WOOD WINDOW, WITH HORIZONTAL BLACK FRAME, 1" WIDTH ALL AROUND

REFERENCE KEYED NOTES

- 31 01 10 Concrete Foundation
- 31 31 10 Shotcrete Foundation
- 31 31 10 Diaphragm Shotcrete, see S400

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SEALS AND SIGNATURES

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AGENCY APPROVAL

SHEET TITLE
BUILDING SECTIONS

SMITHGROUP JJR PROJECT NUMBER 208316.000

PROJECT PHASE CD

SHEET NUMBER A4.2.1

DSHPD PROJECT NUMBER H101290-19-00

Plot Date 11/12/2018 7:25:53 PM CT

EXHIBIT 5
RESOLUTION NO. 2016-035PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COVINA, CALIFORNIA APPROVING AN ADDENDUM TO THE MASONS OF CALIFORNIA COVINA CAMPUS EXPANSION PROJECT 1S/MND AND APPROVING THE SITE PLAN REVIEW (SPR) NO. 16-009 FOR THE DEVELOPMENT OF A TWO-STORY, 28-BEDS/ROOMS SKILLED NURSING AND MEMORY CARE FACILITY TOTALING 39,644 SQUARE FEET ON MASONIC HOMES COVINA CAMPUS PARCEL D LOCATED AT 1650 EAST OLD BADILLO STREET – APN: 8426-012-012.

WHEREAS, on February 5, 2008 the City Council of the City of Covina adopted Resolution No. 08-6612 approving an Initial Study and Mitigated Negative Declaration and an associated Mitigation Reporting and Monitoring Program (MRMP) to redevelop portions of the 30-acre campus for the Masons of California Covina Campus Expansion in compliance with the California Environmental Quality Act (Pub. Resources Code, § 21000 et seq.) ("CEQA") and the State CEQA Guidelines (Cal. Code Regs., § 15000 et seq.); and

WHEREAS, on February 5, 2008 in conjunction with Resolution No. 08-6612, the City Council of the City of Covina introduced Ordinance No 08-1944 to establish a Planned Community Developed (PCD) Overlay (PCD/R-1-8500) Zone designation on the 30-acre site to adopt and apply site-specific development standards accommodating the development of 171 new residential units and other community activities, facilities, new parking areas, a two-story assisted living/memory care, and single-story skilled nursing medical facility subject to the Conditions of Approval and MMRP associated with the accompanying land use entitlements SPR 06-016(F), TTP 07-001, Development Agreement, and lot line adjustment. The City Council introduced Ordinance No. 08-1945 approving a Development Agreement between the City of Covina and Masonic Homes of California pursuant to California Government Code Section 65864 et seq.; and

WHEREAS, on February 19, 2008, the City Council of the City of Covina adopted Ordinance Nos. 08-1944 and 08-1945: and

WHEREAS, per the 2008 approvals, the Masonic Homes Covina campus Parcel D is approved for the development of a 26,132-square-foot two-story assisted living/memory care facility (29 units) and a 15,000-square-foot single-story skilled nursing medical facility (20 units); and

WHEREAS, the 2008 approved Project has not been constructed as of this writing; and

WHEREAS, on April 6, 2016, Christian Santos with Sares-Regis Group "Applicant", on behalf of Masonic Homes of California "Property Owner", has filed a Site Plan Review application, SPR 16-009 "Project" to modify the use and design of the Masonic Homes Covina campus Parcel D as entitled per SPR 06-016(F), located at 1650 East Old Badillo Street, Covina, California 91723 "Property"; and

WHEREAS, the proposed Project is for the development of a two-story, 28-beds/rooms skilled nursing and memory care facility totaling 39,644 square feet on the Masonic Homes Covina campus Parcel D; and

WHEREAS, the proposed Project eliminates the assisted living facility use, combines the skilled nursing and memory care facility into a single two-story building, reduces the total rooms by 21 beds/rooms, and reduces the building footprint area by 8,213 square feet and overall building size by 1,488 square feet; and

WHEREAS, the proposed Project is limited to Parcel D located on the eastern portion of the campus and no other changes to the 2008 approved plans are proposed; and

WHEREAS, pursuant to the Statutes and Guidelines of the California Environmental Quality Act (CEQA), and the City's Procedures for Implementing CEQA, an Addendum to the adopted Mitigated Negative Declaration (MND) was prepared and has been added as an attachment to the Mitigated Negative Declaration (Exhibit A); and

WHEREAS, State CEQA Guidelines (Sections 15162 and 15164) provide that an Addendum to an adopted MND may be prepared if none of the conditions triggering a subsequent Negative Declaration are present; and

WHEREAS, the Addendum evaluates whether modifications to the 2008 MHC Covina Campus Expansion Project would result in any new or substantially more adverse significant effects or require any new or modified mitigation measures not identified in the 2008 MND; and

WHEREAS, based on a full analysis of the Parcel D's proposed modifications, as compared to the original Project, the modifications includes only minor technical changes or additions and none of CEQA Guideline 15162's criteria is triggered. Thus, a subsequent or supplemental environmental document is NOT required to be prepared. In particular, there have been no:

- Substantial changes proposed for the Project that will require major revision of a previous Negative Declaration due to the involvement of new, significant environmental effects or a substantial increase in the severity of previous identified effects;
- Substantial changes with respect to the circumstances under which the Project is undertaken, requiring major revision to a previous Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified ones;
- New information of substantial importance that was not known or could not have been known without the exercise of reasonable diligence at the time the previous

MND was adopted that shows any of the following:

- The Project will have one or more significant effects not discussed in the previous MND;
- Significant effects previously examined will be substantially more severe than disclosed in the previous MND;
- Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, but the Project proponents decline to adopt them.; and

WHEREAS, pursuant to CEQA Guideline §15164(c), an addendum need not be circulated for public review; and

WHEREAS, this Addendum incorporates the mitigation measures detailed in the 2008 MND. With the incorporation of these mitigations that address air quality, biological and cultural resources, hydrology and water quality, noise, public services, and utilities and service systems, no significant impacts will result from the proposed Project and no new or increased significant impacts will result from the proposed Project. All impacts will be reduced with the existing mitigation measures. These mitigation measures are provided in Exhibit B, Mitigation Monitoring and Reporting Plan - Mitigation Measures Summary; and

WHEREAS, on November 22, 2016 the Project placed under New Business, at which time all persons interested in the Project had the opportunity and did address the Planning Commission on these matters. Following the receipt of public testimony the Planning Commission after discussion, adopted Resolution No. 16-035PC, recommending that the City Council approve the Addendum to the Masons of California Covina Campus Expansion IS/MND Project and approved Site Plan Review (SPR) No. 16-009.

WHEREAS, all legal perquisite prior to the adoption of this Resolution have occurred.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF COVINA, CALIFORNIA DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The foregoing recitals are true and correct and are incorporated herein and made an operative part of this Resolution.

SECTION 2. Based upon the entire record made available at the November 22, 2016 Planning Commission meeting, the staff report, the oral presentation, and related documents submitted to the Planning Commission prior to and at the meeting, the Planning Commission hereby finds and determines as follows:

A. SPR Findings (CMC 17.64.070):

1. All provisions of the Zoning Ordinance are complied with.

Findings of Facts: The overall site design complies with the development standards of the approved PCD Overlay Zone Ordinance No. 09-1944 and Zoning

Ordinance with respect to use, density, setbacks, building height, parking, landscape, and open space. The proposal includes extensive setbacks that meet the intent of CMC Chapter 17.28. There are 19 on-site parking spaces associated with Parcel D Project, which exceeds the minimum amount of parking required per Section 17.72.010 of the CMC. Further, the building's length is no greater than the combined length of the 2008 approval, and the façade is articulated with decorative channels/plaques, diverse building materials, overhangs, and numerous building jogs and offsets to reduce the building's mass appearance. Thus, the Project is considered deemed in compliance with the provisional plans. Therefore, the design and improvement of the proposed Project with Conditions of Approval complies with the approved PCD Overlay Zone and Zoning Ordinance's development standards.

2. The basic project elements are so arranged that traffic congestion is avoided, pedestrian and vehicular safety and welfare are protected, and no adverse effects will occur on surrounding properties.

   Findings of Facts: Existing access to the 30-acre Covina campus and to the Parcel D site is provided from the main entrance on East Old Badillo Street. The entrance is gated and manned 24 hours a day, seven days a week. Existing on-site vehicular circulation within the Covina campus includes a loop system that wraps around Parcel D's east and south property boundaries providing direct access to the parking and to the proposed facility's main entrance. New five-foot-wide pedestrian pathways are proposed along the proposed facility's north, south, east, and west perimeter, thus, connecting open space areas and existing walkways. The proposed facility's residents would not own or operate cars. Masonic Homes of Covina provides drivers and vans for residents' appointments on an on call basis. The basic project elements are so arranged that traffic congestion is avoided and the pedestrian and vehicular safety and welfare are protected.
   No changes are proposed to the existing emergency only access driveway located on North Reeder Avenue at the northeast boundary of the Project site and the 26-foot-wide concrete fire access lane along the parcel's northern boundary. No adverse effects will occur on surrounding properties.

3. The Project design conforms to the General Plan and any design guidelines that may be applicable to the Project.

   Findings of Facts: In 2008, MHC received approval to redevelop portions of the Covina Campus in order to provide senior residences and continuing care services. The 30-acre campus' approval includes a total of: 182 dwelling units, a 26,132-square-foot two-story assisted living/memory care facility (29 units), a 15,000-square-foot single-story skilled nursing medical facility (20 units), common amenities, administration and support facilities, and 419 parking spaces. The Project entitlements include approval of PCD Ordinance No. 08-1944, which establishes specialized zoning regulations unique to the property, pursuant to CMC Chapter 17.58, and permits additional density over the RD 8500 Zoning

Code allowance of one unit per 8,500 square feet. The Project entitlements also include approval of a Development Agreement (Ordinance No. 09-1945) ensuring the Project's consistency with the General Plan by restricting the use of the site to a senior continuing care community with assisted living services and making special findings that the Project is a unique gated, private, and full-service senior continuing care community. The Project provides for a clustered design and large amounts of open space. The Project's findings established the Project's 6.09 units/acre density is deemed to be incompliance with both the General Plan and the Zoning Code.

The proposed Project complies with General Plan and Zoning Code. The proposed two-story facility is setback approximately 56 feet from North Reeder Avenue and is designed to complement the existing campus' mid-century modern architecture. The proposed L-shaped building is positioned and designed to engage the adjacent group senior home buildings to form outdoor common useable open space areas northwest of the building, create a large open space area south of the building, and develop landscaping, parking, and vehicular and pedestrian pathways along the periphery. The proposed building's façade is articulated with decorative channels/plaques, diverse building materials, overhangs, building jogs and offsets consistent with Covina Design Guidelines Sections II-A and II-B. The Project design with the Conditions of Approval conforms to the General Plan, CMC, and the 2009 Design Guidelines.

4. The Project design is harmonious, consistent and complete within itself and functionally and visually compatible with neighboring land uses and the area in which it is located.

Findings of Facts: The applicant requests approval to modify the use and design of Parcel D's approved memory care/assisted living facility and skilled nursing facility. The applicant submitted a Site Plan Review application (SPR 16-009) for the development of a two-story, 28-unit skilled nursing and memory care facility (32 beds) totaling 39,644-square-feet. As proposed, the skilled nursing and memory care facility will be housed in a single two-story building rather than two separate buildings. The 2008 approved assisted living facility use will be eliminated; thus, reducing the overall building by 1,488 square feet and number of room/units by 21. The two-story facility is setback approximately 56 feet from North Reeder Avenue and is designed to complement the existing campus' mid-century modern architecture. The proposed building's façade is articulated with decorative channels/plaques, diverse building materials, overhangs, and numerous building jogs and offsets on all sides of the structure. Additionally, numerous tree plantings and soft landscaping are proposed around the buildings perimeter visually reducing the size of the building. The Project does not exceed the maximum density of one dwelling unit and all other elements of the 2008 approved Project would remain the same. Parcel D is located on the eastern portion of the gated Covina campus with the nearest single-family homes located east across North Reeder Avenue.

On August 30, 2016, the applicant conducted a neighborhood meeting at the Covina campus and presented the proposed skilled nursing and memory care facility's plans. Notification letters were mailed to all property owners within 300 feet of the Covina campus 10-days prior to the meeting (Exhibit 3). Twelve participants attended; nine participants reside within Masonic Homes Covina campus and three reside outside the campus. No questions or comments were received from the meeting participants following the presentation.

Based on the site plan and the proposed modification reducing the overall square feet and number of units, the proposed Project design is harmonious, consistent, and complete within itself and functionally and visually compatible with neighboring structures and the area in which it is located.

5. The proposed development will constitute an adequate environment for the intended use by sustaining the desirability and stability of the neighborhood and community.

Findings of Facts: Masonic Homes of California has operated residential services on this site to Mason's widows, orphans, and members since 1916. For the first forty years, the site had a children's home for Masonic orphans. Due to the decline in the number of Masonic orphans, the organization sought to more fully use the campus by adding senior housing to the mix. Today, the Masonic Home of Covina houses approximately 75 Mason residences on campus in independent and assisted living.

Development Agreement Ordinance No. 08-1945 established certain conditions and requirements related to review and development of the Project and facilitated development of the Project subject to specific conditions and requirements. The Development Agreement ensured the Project's consistency with the General Plan by restricting the site's use to a senior continuing care community with assisted living services. The Development Agreement made special findings stating the Project is a unique gated, private, and full-service senior continuing care community, which provides for clustered design and large amounts of open space. The Project's findings established the project's 6.09 dwelling unit/acre density is deemed to be in compliance with both the General Plan and the Zoning Code.

As a result, the development constitutes an adequate environment for the intended use by sustaining the desirability and stability of the neighborhood and community.

6. Proposed lighting is so arranged as to reflect the light away from adjoining properties.

Findings of Facts: The applicant has submitted drawings showing exterior lighting that is complementary to the proposed Project. All outside lighting would

be required as a standard condition of approval to be designed and sited in a manner that prohibits glare onto adjacent properties.

7. Proposed signs will not, by size, location, color or lighting, interfere with traffic or limit visibility.

   Findings of Facts: The proposed building is located in a private campus setting with minimal exterior building signage. The main exterior signage will be a small sign indicating the main building entry. The proposed sign for this Project will be subject to a separate plan review and approval pursuant to CMC.

8. Utility and street improvements pursuant to CMC 17.64.120 and 17.64.130.

   Findings of Facts: New utility service lines and street improvements required to serve the overall development shall be constructed in accordance with current City standards and specifications, and be subject to the review and approval of the City's Public Works Department.

SECTION 3. Pursuant to and in compliance with the provisions of the California Environmental Quality Act (CEQA) Guidelines, an Addendum to the MND was prepared for the Project. This Addendum is considered as an attachment to the 2008 MND. Circulation for public review is not required per CEQA Guideline §15164(c). The environmental determination indicated that the Project will not have a significant adverse impact on the environmental. Therefore, the Planning Commission, based on its own independent judgement, has determined to issue an Addendum for the Project.

SECTION 4. Based upon findings and conclusion set forth in Sections 1, 2 and 3 above, the Planning Commission hereby:

a. Approves the Addendum to the Masons of California Covina Campus Expansion Project IS/MND;
b. Approves Site Plan Review SPR 16-009, subject to the Conditions of Approval and MMRP set forth in the written record before the Commission incorporated here and attached hereto as Exhibit "A" and Exhibit "B"; and
c. Directs the Secretary of the Planning Commission to serve, by first-class mail, a written notice of this decision to the Applicant within five (5) days.

SECTION 5. This Resolution shall become effective immediately upon its adoption, subject to a 10 calendar-day appeal period

PASSED AND ADOPTED by the members of the Planning Commission of the City of Covina at a regular meeting thereof held on the 22nd day of November 2016.

_____

CHAIRMAN CHARLES HODAPP
CITY OF COVINA PLANNING COMMISSION

I hereby certify that the foregoing is a true copy of a resolution adopted by the Planning Commission of the City of Covina at a regular meeting thereof held on the 22nd day of November 2016, by the following vote of the Planning Commission:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____

COVINA PLANNING COMMISSION SECRETARY

RESOLUTION NO. 035PC
EXHIBIT A
Masonic Homes of California
650 East Old Badillo Street – APN: 8426-012-012
CONDITIONS OF APPROVAL

Development Application(s):

1. Resolution No 2016-035PC, approving Site Plan Review (SPR) 16-019, for the development of a two-story, 28-unit skilled nursing and memory care facility totaling 39,572 square feet on Masonic Homes Covina campus Parcel D, located at1650 East Old Badillo Street,

Related Application(s):

1. ***PCD Ordinance No. 08-1944*** to establish an Overlay Zone designation to adopt and apply site-specific development standards unique to the property, pursuant to Covina Municipal Code (CMC) Chapter 17.58; ***Development Agreement Ordinance No. 08-1945*** to establish certain conditions and requirements related to review and development of the project and facilitated development of the project subject to specific conditions and requirements; ***SPR06-016(F)*** to redevelop portions of the existing Covina Campus to provide senior residences and continuing care services. The approval included the demolition and renovation of existing facilities and the construction of new facilities. In all, the approved project for the 30-acre campus includes: 182 dwelling units (171 new units), a 26,132-square-foot two-story assisted living/memory care facility (29 units) and a 15,000-square-foot single-story skilled nursing medical facility (20 units), common amenities, administration and support facilities, and 419 parking spaces; ***TTP07-001*** to remove one mature oak tree located on Parcel A and regulations to preserve potential impacts to remaining Heritage and non-Heritage trees; ***Lot Line Adjustment (LLA No. 43)*** for financing purposes; and ***Resolution No. 08-6612*** approved Mitigated Negative Declaration (MND) and associated Mitigation Reporting and Monitoring Program pursuant to the California Environmental Quality Act (California Public Resources Code 21000 et. Seq.). The MND determined that the project, as mitigated, will not have a significant adverse impact on the environment and that the required mitigation measures will reduce general effects of the project on the environment to a level less than significant.

ALL OF THE FOLLOWING CONDITIONS APPLY TO THE PROJECT

A. **TIME LIMITS:**

1. **Site Plan Review (SPR) 16-009:** Approval of this application shall be in accordance with the terms of the Development Agreement by and between the City of Covina and Masonic Homes of California recorded and filed in official records with the Los Angeles County Recorder's Office dated July 23, 2008. SPR 16-009 shall expire upon expiration of the term of the Development Agreement.

2. **Site Plan Review (SPR) 16-009:** Approval of this application shall expire two years from the date of project approval if permits are not issued. The applicant may apply to extend the

expiration date for a maximum period of three years. Each extension shall not exceed one year upon written request to the Director of Community Development a minimum of thirty (30) days prior to expiration. The request must be approved by the City Council prior to expiration of the applications.

B. **GENERAL REQUIREMENTS:**

1. This approval will not be effective for any purposes until the Applicant has filed with the Planning Division an affidavit stating that it is aware of and agrees to accept all of the conditions of this approval as set forth herein.

2. All conditions of approval (and the environmental mitigations, monitoring and reporting program ("MMRP") contained in Resolution No. 08-6612 and Ordinance Nos. 08-1944 and 08-1945 determined by the City applicable to this project described per SPR16-009 and approved per Resolution No. 16-35PC shall apply.

3. Copies of the signed Resolutions and MMRP (if applicable) shall be included on the plans (full size). The sheet(s) are for information only to all parties involved in the construction/grading activities and are not required to be wet sealed/stamped by a licensed Engineer/Architect.

4. The Applicant shall, at its own expense and with counsel selected by City, fully defend, indemnify and hold harmless City, its officials, officers, employees, and agents ("Indemnified Parties"), from and against any and all claims, suits, causes of action, fines, penalties, proceedings, damages, injuries or losses of any name, kind or description, specifically including attorneys' fees, ("Liabilities"), arising in any way out of City's approval of the Applications or the Project. Applicant's indemnification obligation shall include, but not be limited to, actions to attack, set aside, void, or annul the City's approval of the Applications, and Liabilities premised on, related to or invoking CEQA, including those arising out of City's decisions related to the Project's CEQA documents. City shall promptly notify Applicant of any such claim, action or proceeding, and shall cooperate fully in the defense of such claim, action, or proceeding. Applicant's indemnification obligations shall not be limited to the amount of insurance coverage that may be available to Applicant, and shall not otherwise be restricted or confined by the presence or absence of any policy of insurance held by City or Applicant.

5. Pursuant to California Government §66474.9, the Applicant/Subdivider also agrees to defend, indemnify and hold harmless, the Indemnified Parties from any claim, action or proceeding against the Indemnified Parties to attack, set aside, void or annul any map approval of the City, whether by its City Council, Planning Commission or other authorized board or officer of this subdivision, which action is brought within the time period provided for in Government Code §66499.37. The City shall promptly notify the Applicant/Subdivider and applicant of any such claim, action or proceeding, and the City shall cooperate fully in the defense.

6. Applicant's obligations, as set forth above, shall survive the completion or abandonment of the Project or the issuance of a certificate of occupancy with respect thereto. However, Applicant's obligations after the issuance of a certificate of compliance for the Project shall be limited to indemnifying and defending the Indemnified Parties from legal challenges filed to set aside any part of the Project or its related components. The provisions of this condition are intended by the Parties to be interpreted and construed to provide the fullest protection

possible under the law to the City. Further, all obligations and Liabilities under this Agreement are to be paid by the Applicant as they are incurred. Applicant's obligations to indemnify under this Agreement shall include the obligation of the Applicant to defend City with legal counsel of City's own choosing. In the event City elects not to select such counsel, the designation of such counsel shall be made by the Applicant but shall be subject to prior approval.

7. The Applicant shall reimburse the City for all fees and costs for special review of this application by both (i) the City's retained planning, engineering, and related consultants and (ii) the Covina City Attorney's Office. Such special review includes, but is not limited to, review of the Project's compliance with conditions of approval, plan check process, review of CC&Rs, etc. City shall invoice the Applicant for said fees and costs and the Applicant shall pay the invoiced amount not later than sixty (60) calendar days following Applicant's receipt of the invoice.

8. Project site and all improvements, including landscaping, shall be maintained in a sound, healthy, and attractive condition free of weeds, visible deterioration, graffiti, debris and/or other conditions that violate the Covina Municipal Code.

9. The costs and expenses of any code enforcement activities, including, but not limited to, attorneys' fees, caused by applicant's violation of any condition or mitigation measure imposed by this application or any provision of the Covina Municipal Code shall be paid by the applicant.

10. Approval of this request shall not waive compliance with all other sections of the Covina Municipal Code, the Covina Design Guidelines, and all other applicable plans and non-City laws and regulations that are in effect at the time of building permit issuance.

11. The project is subjected to annexation to the Landscape District and Lighting District, which shall be completed prior to recordation of the Tract Map.

12. The development of Parcel D under the Development Agreement will constitute one (1) dwelling unit for purpose of determining the Development Impact fee. Residential Development Impact Fee for the project shall be paid, prior to release of occupancy for building. The Applicant shall contact Director or his designee for calculation of the Residential Development Impact Fees, prior to issuance of any permits for the project.

C. SITE DEVELOPMENT

1. Per previous approval SPR 06-016(F) Condition No. 3.16, Prior to the issuance of building permits, the project must obtain necessary permits and service agreements with Los Angeles County Sanitation District and/or City of Covina and/or City of San Dimas jurisdictions, and pay all applicable sewer connection charges to permit new development to connect to existing facilities. The project applicant must request and pay for all flow and other applicable tests that may be required to confirm sewer line capacity as part of the permitting/agreement process. Additionally, the project applicant shall pay for all design, construction and installation costs of any required expansion or upgrade of existing sewer lines necessitated by connection to the project.

2. The site shall be developed and maintained in accordance with the approved plans on file with the Community Development Department, all representations of record made by the

applicant(s), the conditions contained herein, the Covina Municipal Code, and the Covina Design Guidelines. In addition, any future proposed changes or modifications in the design of any site component approved herein shall not proceed without City approval.

3. Final plans incorporating all conditions of approval and any plan-related changes required in the approval process shall be submitted for the Director or his designee review and approval, prior to submittal for Plan Check process.

4. A complete building materials illustration board, describing material, brands, types, and applicable reference numbers shall be submitted to the Planning Division. Minor modifications in elevation details and/or colors may be submitted with detailed drawings and/or information to the Director or his designee for review and approval, prior to or during the subsequent Plan Check process with Office of Statewide Health Planning and Development (OSHPD).

5. All site, grading, landscape, irrigation, and street improvement plans shall be coordinated for consistency, prior to issuance of any permits.

6. All ground mounted utility appurtenance such as transformers, AC condensers, etc. shall be located out of public view and adequately screened using a combination of concrete or masonry walls, and or landscaping to the satisfaction of the Director or his designee.

7. All grading and all exterior (during construction and following project completion) drainage on the property shall conform to all applicable requirements of the Public Works Department.

8. A complete exterior lighting plan, including photometric, shall be submitted for review and approval, prior to issuance of building permits. The plan shall illustrate light fixture features, locations, height, and the compliance with applicable City Code provisions on illumination, design, and lighting orientation/glare prevention and the minimum one-foot candle standard.

9. All building and site improvements along with landscaping and irrigation shall be installed in accordance with plans and information on file with the Planning, Building, and Engineering Divisions, and the irrigation systems shall be fully operational. Furthermore, all on-site landscaped areas shall be maintained free of weeds and debris.

10. The project site shall be clean and free of trash and construction debris, and all construction equipment shall be removed from the site.

11. Grading
    a. Grading of the project site shall be in accordance with current adopted California Building Code, City Grading Standards, and accepted grading practices. The Rough Grading Plan and Precise Grading and Drainage Plan(s) shall be in substantial conformance with the approved conceptual grading and drainage plan.
    b. A soils report shall be prepared by a qualified engineer licensed by the State of California to perform such work. Two copies will be provided at grading and drainage plan submittal for review. Plans shall implement design recommendations per said report.
    c. A geologic report shall be prepared by a qualified engineer or engineering geologist and submitted at the time of application for Grading and Drainage Plan review.

d. The Precise Grading and Drainage Plan, appropriate certifications and compaction reports shall be completed, submitted, and approved by the Building and Safety Official prior to the issuance of Building Permits.

e. This project shall comply with the accessibility requirements of the current adopted California Building Code.

D. LANDSCAPING AND WATER EFFICIENT REQUIREMENTS

1. All landscape or planter areas shown on the approved landscape plan shall remain landscaped in perpetuity. These areas shall not be paved or used for storage or any similar purpose inconsistent with the intent of this approval.

2. Detailed on-site and off-site landscape and irrigation plans shall be submitted to the Director of Community Development or his/her designee for review and approval, prior to issuance of building permits. The landscaped and planter areas shall conform to applicable standards and requirements of the City's Water Efficient Landscape Regulations and the July 2015 Updated Model State Water Efficient Landscape Ordinance of the State of California Water Commission.

3. The applicant shall comply with the Arborist's Report for Masonic Homes – City of Covina, prepared by DUDEK, dated January 2007, specifically Section 7.0 - Conclusions, which reads:

   "...recommends that the redeveloped landscape include 3:1 replacement ratio with 15-gallon size oak trees for the impacted oak trees and consideration of relocating one of the native oaks. The non-Heritage trees are recommended for a 1:1 replacement ratio with desirable ornamental trees. Many of the recommended mitigation trees would be accommodated within the landscaping on site with the remaining trees offered to the City for planting within City-designated parks for open space. It is also recommended that all of the trees within the 100-foot buffer area be provided protection measures prior to, during, and following construction and any tree(s) that declines or are lost during construction or for up to one-year after construction, be mitigated on a 1:1 basis for non-Heritage trees and a 3:1 basis for native oaks and sycamores. A qualified arborist would assess the tree(s) and make recommendations for improving its health or replacing the tree with three 15-gallon mitigation trees."

4. In additions to the requirements of Condition D.3, all replacement trees planted in areas along property line shall be 60-inch box and a minimum of 16-feet-tall at planting. Replacement trees shall be planted as early as possible in the construction process so that they can start to grow during construction. The purpose of these larger trees is to provide greater screening for surrounding neighbors west, south, and east of the Masonic Home property.

E. CONSTRUCTION MITIGATION PLAN

1. All construction shall comply with the below-noted construction mitigation plan and the City Noise Ordinance.

2. The Applicant shall prepare a construction mitigation plan to mitigate noise as well as other construction-related impacts. This construction mitigation plan is in addition to the public noticing program for residential construction projects required by Building and safety

Division. The construction-related activities shall conform to the following requirements that address potential noise and other construction-related impacts:

a. The construction mitigation plan shall address the following areas: 1) site supervision, 2) construction access and schedule, 3) delivery/haul route and traffic control, 4) material storage and staging, 5) construction parking, 6) work hours, 7) noise reduction, 8) erosion control, 9) dust and mud control, 10) debris cleanup, 11) street sweeping, 12) pedestrian and neighborhood safety, 13) project contact-related signage, and 14) subcontractor education and security measures.
b. Construction-related activities including grading activities shall be prohibited between 6:00 pm and 7:00 am on Monday through Friday and between 5:00 pm and 8:00 am on Saturday and all day on Sundays and Holidays (except by special permit), whichever is stricter.
c. All construction equipment shall be in proper operating condition and shall be fitted with standard factory noise attenuation features. All equipment shall further be properly maintained to assure that no additional noise, due to worn or improperly maintained parts, would be generated.
d. The applicant and/or his representative(s) shall frequently monitor for and, if detected, remove any and all graffiti on and/or repair damaged or vandalized construction-related fencing and/or related elements as quickly as possible.
e. Loud noise generating activities such as crushing concrete pavement will be restricted to 7:00 am – 6:00 pm on Monday through Friday.
f. Signs (multiple) shall be posted on site stating the days and hours of construction allowed, prohibiting "drinking, loitering and music" at all times, and including phone listings for community concerns.
g. View-obscuring construction fencing shall be provided around the entire site. Construction entries shall have gates with view-obscuring material.

3. At least thirty days prior to the commencement of any project-related grading, the applicant and/or his/her representative(s) shall notify the occupants of all residential and institutional properties that lie within 500 feet of the subject property of the general parameters of the impending grading and construction activities. In addition, the applicant and/or his/her representative(s) shall attempt to address any neighbor complaints to the greatest extent practical and as expeditiously as possible.

F. BUILDING AND SAFETY DIVISION

1. If applicable, demolition and renovations activities require an asbestos containing materials (ACM) survey. (SCAQMD RULE 1403) The ACM report shall be prepared by an accredited testing laboratory in accordance with SCAQMD rules and regulations. Proof of notification to the South Coast Air Quality Management District (SCAQMD), Office of Operations, shall be submitted to the Building Division with your permit application for all renovations and demolition activities. Contact the SCAQMD at the address or number below for more information. Once any demolition activity has been approved by the SCAQMD, a formal demolition plan and permit shall be obtained from the Building and Safety Division.

    - **SCAQMD Headquarters; 21865 Copley Drive, Diamond Bar, CA, (909) 396-2381**

2. Provide a digital copy (pdf preferred) of the building floor plan, elevations, and site plan to be submitted to the LA County Assessor. This copy should be in sufficient detail to allow the

assessor to determine the square footage of the building and, in the case of residential buildings, the intended use of each room. **For additional information, please contact the LA County Assessor's, Public Service Desk at 888-807-2111.**

3. The City of Covina has formally adopted a public noticing program for residential construction projects to provide the public with an opportunity to verify the validity of construction within their neighborhoods. This program requires the property owner and/or contractor to place a sign 14" high x 22" wide using a minimum black 24 point font (Arial) on a white background. The noticing sign shall be suitable for outdoor use and placed within the front yard where it is clearly visible from the public right-of-way. The following items shall be included on the residential noticing sign:

   a. Address of construction project
   b. Type of construction project
   c. Name of contractor/owner
   d. Telephone number of contact person
   e. Contractor's license number
   f. Permit number with date of issuance
   g. City of Covina Building Division telephone number
   h. Construction activity prohibited Monday through Saturday from 6:00 pm-7:00 am and all day on Sundays or Holidays unless otherwise permitted.

4. School District application and approval including any related fees shall be provided before permit issuance.

5. Construction activity within 500' of a residential zone is prohibited between the hours of 6:00 pm and 7:00 am on Monday through Friday and between 5 pm and 8 am on Saturday and all day on Sunday and Holidays unless otherwise permitted.

G. PUBLIC WORKS - ENGINEERING DIVISION

1. The Applicant shall submit a Precise Grading Plan for the project showing the building footprint, pad elevation, finished grades, parking areas, drive aisles, drainage routes, retaining walls, erosion control measures, utilities, parking lot lighting, signing and striping, LID improvements, slope easement and other pertinent information in accordance with Appendix J of the California Building Code, latest edition for review and approval of the city engineer. All public improvements (interior streets, drainage facilities, landscaped areas, etc.) shown on the plans and/or tentative map shall be constructed to City Standards. Interior street and parking improvements shall include, but are not limited to, curb and gutter, AC pavement, drive approaches, sidewalks, street lights, and street trees.

2. The Applicant shall submit a Soils and Geologic Report to the satisfaction of the City Engineer.

3. The Applicant shall submit a temporary erosion control plan to the satisfaction of the city Engineer and shall be installed and operable at all times.

4. The Applicant shall provide verification of access approval from the Los Angeles Fire Department.

5. The Applicant shall obtain a public works permit for any work in or adjacent to the public right-of-way (ROW). All work within the public ROW shall be in accordance with applicable standards of the City of Covina, i.e. Standard Specifications for Public Works Construction (Green Book), and the Work Area Traffic Control Handbook (WATCH), and further that construction equipment ingress and egress controlled by a plan approved by the City Engineer.

6. The Applicant shall be responsible for any repairs within the limits of the development, including streets and paving, curbs and gutters, and sidewalks, as determined by the City Engineer.

7. The Applicant shall provide drainage improvements to carry runoff of storm water in the area proposed to be developed, and for contributing drainage from adjoining properties to the satisfaction of the City Engineer. The proposed drainage improvements shall be based on a detailed hydrology study conforming to the current Los Angeles County Methodology. The proposed storm drain improvements shall be privately maintained by each property owner.

H. PUBLIC WORKS – ENVIRONMENTAL SERVICES DIVISION

1. A geotechnical letter shall be submitted stating that soil will not exhibit instability as a result of implementing proposed treatment BMPs, and infiltration base is at least 10ft above groundwater, along with wet signature/stamp.

2. Comply with the Low Impact Development requirements and Stormwater plan check comments dated October 13, 2015.

3. OC1 - Complete form, sign, return original, attach copy to field plans.

4. ES-CD1: Construction & Demolition Debris Recycling - Complete form, sign, return original, attach copy to field plans, fax copy to Athens Services when requesting waste container; also request Athens Load Characterization upon completion of C&D.

5. ES-CD2: Construction & Demolition Debris Recycling - Upon completion of C&D, complete form, sign, return original with Athens Load Characterization Report.

6. Only Athens Services/Covina Disposal, 888-336-6100, is allowed to provide bins and pickup and dispose of trash and recyclables, including all C&D projects. Exception: Project contractor, using his own equipment and staff, can take recyclables to a recycling facility.

7. PC: Priority Project Checklist - Complete form, sign, return original.

8. P1: Priority Development & Redevelopment Projects - Complete form, return original.

9. P2: Stormwater Treatment Certification - Complete form, return original.

10. LSWPPP: Local Stormwater Pollution Prevention Plan - Complete form, return original.

11. Report, SWPPP: Project area is 1 acre or greater (required by State Water Resources Control Board). 3 reports, including plans; signatures and stamps shall have wet-ink application.

12. Report, SUSMP: Project meets LA Regional Water Quality Control Board's criteria for a Priority Planning Project. 3 reports, including plans; signatures and stamps shall have wet-ink application. SWPPP shall be provided.

13. Construction site stormwater compliance inspection and reinspection: $75 - $125 per inspection may apply.

14. Master Covenant agreement: See application instructions, checklist, and Agreement.

I. LOS ANGELES COUNTY FIRE DEPARTMENT – FIRE PREVENTION DIVISION

1. Fire Plan Review and approval by the Los Angeles County Fire Department shall be required prior to issuance of building permits.

- End of Conditions -

RESOLUTION NO. 16-035PC
EXHIBIT B
Masonic Homes of California
650 East Old Badillo Street – APN: 8426-012-012
Addendum Mitigation Measures (MMRP)

Air Quality:

AQ-1: An asbestos containing materials (ACM) survey will be conducted in compliance with South Coast Air Quality Management District (SCAQMD) Rule 1403 requirements prior to demolition and renovation activities. The ACM report shall be prepared by an accredited testing laboratory in accordance with SCAQMD rules and regulations. Proof of notification to the SCAQMD, Office of Operations, shall be submitted to the Building Division with permit application for all renovation and demolition activities.

Biological Resources

B-1: Construction between February 1 and August 15 would require a pre-construction survey (approximately 1 week prior to construction) by a qualified biologist to determine presence/absence of active nests within or adjacent to the project site to avoid nesting season of federally and state protected migratory birds. All native breeding birds (except game birds) regardless of the listing status, are protected under the Migratory Bird Treaty Act (MBTA). Potential impacts to the breeding birds are considered significant under CEQA. The typical nesting season is considered February 15th to August 15th. If no breeding or nesting activities are detected within 200 feet of the proposed work area, construction activities may proceed. If breeding/nesting activity is confirmed, work activities within 200 feet of the active nest shall be delayed until the young birds have fledged and left the nest.

B-2: In order to minimize impacts to vegetation and wildlife on-site, access routes for construction and grading equipment shall be established on pre-existing routes to the extent possible.

B-9: Should any of the native oak trees within 100-foot decline during the duration of the project construction or within one year following completion of the project, a qualified arborist should be retained to conduct an assessment of the tree(s). Should the tree(s) continue to decline, or be lost, the tree(s) should be replaced with 15-gallon size coast live oak trees.

Cultural Resources

CR-1: If any prehistoric or historic artifacts over 50 years in age are encountered during land modification, then activities in the immediate area of the finds should be halted and an on-site inspection should be performed immediately by a qualified archaeologist. The archaeologist will be able to assess the find, determine its significance, and make recommendations for appropriate mitigation measures within CEQA guidelines.

CR-2: During construction, the project proponent and/or building contractor shall halt grading or any other construction activity immediately if suspected paleontological resources are uncovered by the activity. The City shall be notified immediately and a certified paleontologist shall be summoned to determine the significance of resources and recommend appropriate mitigation measures.

Hydrology and Water Quality

H-1: The proposed project shall comply with provisions of the final Hydrology and Hydraulics Study approved by the City of Covina. Concurrent with City approval of storm water plans, concurrence shall be obtained, if required, from the Army Corps of Engineers which has jurisdiction over the Walnut Creek water course.

Noise

N-1: The developer shall ensure that only small earthmoving equipment is used within 50 feet of neighboring residential units near the site boundary.

N-2: The developer shall route heavily loaded trucks away from neighboring residential buildings and streets, if possible.

N-3: The developer shall ensure that construction activities comply with the City of Covina Municipal Code Section 9.40.110, which limits the operation of construction equipment between the hours of 7 a.m. to 8 p.m., on weekdays and Saturdays.

N-4: The developer shall ensure that all construction equipment, fixed or mobile, is properly operating (tuned-up) and is equipped with noise reduction features (e.g. mufflers and engive shrouds).

N-5: The developer shall ensure that only small earthmoving or construction equipment is used within 50 feet of neighboring residential units near the site boundary.

N-6: The developer shall ensure that stockpiling and vehicle staging areas are located as far as practical from the site boundary or noise-sensitive receptors during construction activities.

N-7: Construction activity is prohibited between the hours of 7:00 pm and 7:00 am and on Sundays and holidays unless otherwise permitted by the City.

N-8: National Pollutante Discharge Elimination Systems (NPDES) and Best Management Practices (BMPs) including dust and noise control must be in place before nad during construction.

Public Services

PS-1: The project shall pay the appropriate development impact fees pursuant to City of Covina Resolution No. 05-6475 and/or through the project's Development Agreement.

PS-2: The project shall pay the appropriate development impact fees pursuant to City of Covina Resolution No. 05-6475 and/or through the project's Development Agreement.

PS-3: The project shall pay the appropriate development impact fees pursuant to City of Covina Resolution No. 05-6475 and/or through the project's Development Agreement.

PS-4: The project shall pay the appropriate development impact fees pursuant to City of Covina Resolution No. 05-6475 and/or through the project's Development Agreement.

PS-5: The project shall pay the appropriate development impact fees pursuant to City of Covina Resolution No. 05-6475 and/or through the project's Development Agreement.

Utilities and Service Systems

U-1: Prior to the issuance of buil ding permits, the project must obtain necessary permits and service agreements with the Los Angeles County Sanitation District and/or City of Covina and/or City of San Dimas jurisdictions, and pay all applicable sewer connection charges to permit new development to connect to existing facilities.

Addendum to the Masons of California Covina Campus Expansion IS/MND

November 2016

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EXHIBIT 6

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ADDENDUM TO THE MASONIC HOMES OF CALIFORNIA COVINA CAMPUS EXPANSION PROJECT IS/MND

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APPENDICES

Appendix A. MHC Skilled Nursing and Memory Care Facility Preliminary Draft Site Plans

Chapter 1. Introduction

1.1 BACKGROUND

The Masonic Homes of California (MHC), a non-profit membership organization, operates a continuing care community serving Masons and their wives and widows located in the City of Covina, Los Angeles County, California. The campus was established in 1916.

In 2008, the City of Covina approved plans and adopted a Mitigated Negative Declaration (MND) for MHC to redevelop portions of its Covina campus in order to provide for the increased demand for senior residences and continuing care services. The project included the demolition and renovation of existing facilities as well as the construction of new campus. The project site encompassed four parcels (A-D) totaling approximately 30 acres. The approved 2008 project has not been constructed, as of October 2016.

MHC proposes to modify the approved plans for Parcel D by eliminating the assisted living facility use and combining the skilled nursing and memory care facilities into one two-story building. The proposed change is a reduction in building square feet, use, and units. No other changes to the 2008 approved project are proposed.

1.2 REGULATORY GUIDANCE

CEQA Guideline §15162

(a) When an Environmental Impact Report (EIR) has been certified or a negative declaration has been adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, that one or more of the following exist:

1) Substantial changes are proposed in the project which require major revisions to the EIR due to involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

2) Substantial changes occur in the circumstances under which the project is undertaken which require major EIR revisions due to involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

3) New information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following: A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration; B) Significant effects previously examined will be substantially more severe than shown in the previous EIR; C) Mitigation measures or alternatives previously found not feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponent declines to adopt the mitigation measure or alternative; or D) Mitigation or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce significant effects on the environment but the project proponent decline to adopt the mitigation measure or alternative.

(b) If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subdivision (a). Otherwise the lead agency shall determine whether to prepare a subsequent negative declaration, an addendum, or no further documentation.

CEQA Guideline §15164

(b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in §15162 have occurred.

(c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.

(d) The decision making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.

1.3 ENVIRONMENTAL REVIEW PROCESS AND CEQA FINDINGS

Pursuant to CEQA Guidelines §15164 and §15162, the City of Covina has reviewed the proposed changes to the MHC Covina Campus Expansion Project, the approved project design, and the adopted MND to determine:

1) the extent to which project impacts have been addressed by the previously adopted MND for the MHC Covina Campus Expansion Project,
2) whether project changes create new significant or more severe project impacts,
3) whether new circumstances or new information create new significant or more severe impacts or require new analysis, and
4) whether any identified new significant or more severe impacts are adequately addressed by previously approved project mitigation.

The proposed development plans for Parcel D are similar to the plans previously approved under the 2008 MHC Covina Campus Expansion Project (Figure 3). The proposed skilled nursing and memory care facility is consistent with the previously approved plans. The elimination of one building and the assisted living facility use previously approved, results in a reduced project footprint, number of units, and site operations. The environmental impacts associated with changed project features would remain substantially the same as or less than the levels described in the adopted 2008 MND. There are no new significant environmental impacts or previously identified significant impacts made more severe by project changes, new circumstances, or new information. No new impact mitigation is required as a result of project changes.

There are no new circumstances involving new significant impacts or substantially more severe impacts. No substantial changes to baseline conditions used in the MND have been identified. Specifically, there are no substantial changes in environmental or regulatory setting since the MND was adopted. As a result, the impacts of the proposed project remain reflective of those described in the adopted MND. No changes in baseline conditions have occurred to cause an increase in significance or severity of project impacts as documented in Chapter 3 (Environmental Impact Assessment).

There is no new information that has become available showing that the project would have one or more significant effects not previously discussed in the 2008 MND, that the significant effects previously examined would be more severe, or that new mitigation is available. All references in the 2008 MND were rechecked to confirm information from sources has essentially remained unchanged.

Based on these findings, the City has determined not to prepare a subsequent MND and that an addendum to the MND should be prepared as the appropriate CEQA document to address project revisions in accordance with CEQA Guideline §15164.

This addendum is considered as an attachment to the 2008 MND. Circulation for public review is not required per CEQA Guideline §15164(c).

1.4 DOCUMENT PURPOSE AND ORGANIZATION

The purpose of this Addendum is to evaluate the potential environmental effects of the changes proposed to the MHC Covina Campus Expansion, which was approved by the City of Covina in 2008. The Addendum is being prepared because the project changes would not result in significant environmental impacts. This Addendum modifies the project description and environmental impact analysis contained in the MHC Covina Campus Expansion IS/MND adopted in 2008.

The Addendum is organized in the following chapters:

- Chapter 1 provides an introduction to the Initial Study (IS) Addendum, including relevant background information, regulatory guidance from the CEQA Guidelines on addendums to adopted EIRs and negative declarations, the environmental review process and CEQA findings justifying preparation of an addendum, and the purpose and organization of this document.
- Chapter 2 consists of the project description, including the project location and site description, a summary of project changes between the approved project (2008) and the proposed project (2016), a description of the characteristics of the proposed project, and a list of permits and approvals required for the proposed project.
- Chapter 3 is an environmental impact assessment of each CEQA topic (i.e., aesthetics, agriculture and forestry resources, air quality, etc.), including thresholds of significance from CEQA Guidelines Appendix G, a summary of the environmental impact analysis in the 2008 MND, an assessment of any change in impacts from the proposed Skilled Nursing and Memory Care Facility (SNF), and any mitigation required for the proposed SNF.
- Chapter 4 identifies the references cited and source materials used in preparing this Addendum.

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Chapter 2. Project Description

2.1 PROJECT LOCATION AND SITE DESCRIPTION

The MHC Covina campus is located in the City of Covina, in southeast Los Angeles County, California (Figure 1). The campus is comprised of 30 acres and is bounded by East Old Badillo Street on the north; North Reeder Avenue on the east; Walnut Creek, an intermittent stream on the south; and South Starglen Drive on the west. The campus is developed with a variety of facilities including three grouped senior dwelling units, eight children group homes, a 65,064-square-foot administrative and common building, a 9,400-square-foot maintenance facility, and approximately 154 parking spaces (Figure 2). Four cottages and three campus residences previously located in the west and east portion of the property were demolished in 2009. In October 2013, the Planning Commission approved Conditional Use Permit (CUP 13-014) for the conversion of a Children's Group Home to a Children's Advocacy Center to operate a children's interview facility. There are currently 75 residents on campus in independent and assisted living. Land uses surrounding the campus include single-family residences to the north, northeast, and west, and Walnut Creek County Park to the southeast and south. Walnut Creek is approximately 165 to 325 feet south of the campus.

The proposed project is located on Parcel D, which is located in the middle of the eastern side of the MHC Covina campus. Primary access to the campus, including Parcel D, is from a main entrance on East Old Badillo Street. An emergency fire access is via Reeder Avenue. In 2016, the project site is landscaped with non-native grass and ornamental trees and developed with access driveways and covered parking along the parcel periphery. The project site is adjacent to existing campus buildings to the north, west, and south.

2.2 SUMMARY OF PROJECT CHANGES

2.2.1 Description of Approved Project (2008)

MHC received approval to expand development of their Covina campus in order to provide for the increase in demand for senior residences and continuing care services. The approved project included the demolition and renovation of existing facilities as well as the construction of new facilities described below (Figure 3).

In all, the approved 30-acre campus project includes: 182 dwelling units, a two-story assisted living/memory care facilities (29 units), and a one-story skilled nursing medical facility (20), common amenities, administration and support facilities, and 419 parking spaces.

Parcel A

Parcel A (9.1 acres) located in the southern portion of the campus is approved for a 27,073-square-foot community building (Building A) centered between two four-story senior housing buildings (Buildings B and C). The community building includes recreation, dining, meeting, exercise, a pool pavilion, support, and a kitchen. The Creekside West Apartments (Building B), located directly west of the community building, includes 48 units. The Creekside East Apartments (Building C), located directly east of the community building, includes 60 units. This totals 108 new approved dwelling units.

Parcel B

Parcel B (5.5 acres), located in the western portion of the campus, is approved for the development of a two-story residential building comprised of 49 senior housing units (Building D), three one-story, single-family residences (Buildings E), and five one-story residential duplexes (Buildings F), for a total of 62 new dwelling units.

Parcel C

Parcel C (13.0 acres), located in the northern and center portion of the campus, encompasses the existing development on the Covina campus. As part of the approved project, the existing 56 senior units located in three connecting buildings were reclassified to three group senior dwelling units. No changes occurred to the existing eight children's homes, commons, and maintenance buildings. A total of 11 dwelling units are approved.

Parcel D

Parcel D (1.8 acres) located in the eastern portion of the campus is approved for the development of a two-story, approximately 26,132-square-foot memory care and assisted living facility with 29 units (Building G), and a one-story, approximately 15,000-square-foot skilled nursing facility with 20 units (Building H). The memory care facility would be located on the first floor with the assisted living facility on the building's second floor. The assisted living/memory care facility is considered a single group home/dwelling unit and, therefore, counted as one dwelling unit. The skilled nursing medical facility is considered a hospital/medical facility, not a group home or dwelling unit. Thus, one new dwelling unit is approved.

Parking and Circulation

The approved project includes115 existing parking spaces plus 304 new parking spaces for a total of 419 parking spaces required throughout the campus. A new access road is proposed to connect the improvements on the southern portion of the site. In addition, two "emergency vehicle only" fire access roads are approved to connect to Reeder Avenue.

2.2.2 Comparison of Approved and Proposed Project

In July 2016, MHC submitted an application to revise the use and design of the approved memory care/assisted living facility and skilled nursing facility located on Parcel D. Under the proposed project, the skilled nursing and memory care facility would be housed in a single two-story building instead of the two separate buildings as originally proposed. The new skilled nursing and memory care facility would have a reduced total building footprint area by 8,213 square feet and reduced total building development by 1,488 square feet. Additionally, the approved assisted living facility use would be eliminated; reducing total rooms by 21 units. The proposed facility's location would not change; in addition, all other elements of the 2008 approved project would remain the same. Table 1 provides a comparison of the 2008 approved project and the 2016 proposed project.

Table 1. Comparison of Approved Project (2008) and Proposed Project (2016)

	2008 Approved Project	2016 Proposed Project	Modification
Parcel A	Bldg A-Lower Commons: 27,073 sf. Bldg B-Senior Housing: 48 units; 77,310 sf. Bldg C-Senior Housing: 60 units; 92,523 sf.		No Change
Parcel B	Bldg D-Senior Housing: 49 units; 74,697 sf. Bldg E-Single-Family Res.: 3 units; 1,708 sf./ unit Bldg F-Duplex Res.: 10 units; 3,424 sf./ duplex (within 5 structures)		No Change
Parcel C	Senior Apartments: 3 units, 39,129 Children's Homes: 8 units; 6,200 sf./ unit Commons & Administration: 65,064 sf. Maintenance Building: 9,400 sf.		No Change
Parcel D	Bldg G-Memory Care & Assisted Living Facility: • 29 units (Entitled as 1 unit) • 26,132 sf. • 2 stories Bldg H-Skilled Nursing Facility: • 20 units (Considered a hospital/medical facility, and not as a group home or dwelling unit) • 15,000 sf. • 1 story	Building G-Memory Care & Skilled Nursing Facility: • 28 units / 32 beds* • 39,644 sf. • 2 stories	Assisted Living Facility eliminated Less one building Less 1,488 sf. Less 21 units
Parking	Covered 185 spaces Uncovered 234 spaces Total 419 spaces		No Change

* The term units and beds are intermittently used when referencing Buildings G and H in the 2008 MND and site plan approvals. To clarify, unit denotes room count and each unit could have one or more beds. Beds denote the total number of beds provided.

2.3 PROJECT CHARACTERISTICS

2.3.1 Project Objective

MHC Covina campus eligible residents that require either secure memory care or skilled nursing care are currently "outplaced" to licensed community-based providers because these services are not available on the Covina campus. The outplacement interrupts the continuity of a continuing care community program and presents challenges for the residents, often including the separation of spouses who require different levels of care.

MHC's objective is to expand its continuum of care and eliminate the negative impact of separation involved with relocating residents from their homes. The addition of the proposed Skilled Nursing and Memory Care Facility (SNF) to the Covina campus would enable MHC to serve the needs of medically frail residents, those with memory care needs, and individuals who require short term rehabilitation as a transition from acute care hospital to their home setting.

2.3.2 Skilled Nursing and Memory Care Facility Operations

Residential Care

The SNF includes two floors – the first serves memory care residents and the second serves skilled nursing residents. Each floor would operate as a 16-bed household. The memory care floor would have a secure garden immediately adjacent the residence and would be designed specifically for those with cognitive impairments. Memory care residents need help with activities of daily living such as bathing and dressing but do not require as many healthcare services as those in a skilled nursing facility. The skilled nursing facility/floor would serve residents on a short-term or long-term basis. These residents require a high level of care such as requiring ambulatory and medical assistance. The entire building would be designed to meet the state standard for skilled nursing facilities to provide the flexibility of operating all 32 beds as a skilled nursing facility in the future.

The proposed SNF would be designed according to the "household model" of senior living care, which emphasizes patient-centered design in a "home-like" configuration. The household model allows multiple rooms (living, dining, dietary/nourishment, nurse station, and circulation areas) to be combined into a single great room. The combination of these spaces into a single open space has the added benefit of affording the nurse station visual control of multiple areas from a single position. The great room configuration would not be possible, using the alternative medical model.

The proposed SNF would be resident-centered, meaning that residents would have control over their day – for example, they would control when they get up and when they eat meals. The intent is to provide residential-like features including open living room, nourishment area (a State required area that allows residents to get snacks and food prepared in the kitchen), dining, and seating areas along the corridor. Inpatient physical therapy would be provided for residents.

Staffing

Twenty staff members, including nursing, maintenance and kitchen staff, and administrators would work in the new facility. Six to ten employees will be on duty during each shift.

Emergency Response

As emergencies occur, nursing staff would call for assistance. Emergency vehicles would enter through the main gate and be directed to their appropriate destination on campus.

Food

All food supplies for the SNF would be brought in bulk to the SNF's loading area, and then taken to the ground floor full-kitchen. The prepared food would be delivered to each household's pantry via enclosed carts. The food would be plated in the kitchen and served to residents in the household nourishment area and dining area. Breakfast, lunch, and dinner would be served at set times and snacks would be available in between.

Laundry and Linens

MHC staff provides laundry service to MHC residences who cannot do their own laundry. This service would be extended to all SNF residents. A main laundry room on campus with two commercial washers and dryers is available for MHC staff.

SNF residents' linens and other non-personal textile items are laundered or processed by a third party laundry service facility. Each resident room would include a soiled linen hamper within an enclosed casework. The hampers empty into larger carts in one of two soiled linen rooms. Soiled linens are then carted to the service elevator and stored on the loading dock holding area until it is picked up and processed by the third party laundry service.

All cleaning supplies would be delivered directly to the building loading area and distributed to each household where they will be stored in a central cleaning utility room and in closets near

resident rooms. Additional clean linen storage will be provided in each resident's room. Sterilization will not occur on site; all items that require sterilization would be disposable.

Trash and Soiled Materials

Trash and other soiled materials would be removed from the resident rooms or common spaces and taken to one of two soiled utility rooms. The trash and soiled materials would then be carted then to a loading dock holding area via service elevators before being removed from the building.

2.3.3 SNF Site Plan

Building Design

The SNF would be constructed on Parcel D of the MHC Covina campus. A two-story, 39,644-square-foot building would be constructed in a L-shape design with a 32-bed capacity (Figures 4 and 5). Sixteen memory care beds would be located on the first floor and 16 skilled nursing beds on the second (Section 2.3.2). Each floor would contain 14 resident rooms (12 single occupancy and 2 double occupancy rooms for a total of 16 beds per floor) arranged in double loaded corridors on either end of the L-shape. The two residential corridors would meet in the middle, opening up to a great room where living and dining activities occur. Each resident room would have a bathroom, a seating area, and storage for personal belongings. Private resident balconies or patios are not planned due to safety concerns. A 500-square-foot communal balcony is proposed on the second floor.

Each floor's great room would provide flexible open space to host a variety of social gathering functions. The great room would have floor to ceiling windows, couches, tables, chairs, and a large television for resident use. A limited kitchen for warming (microwave only) and preparing food would also be provided. Seating areas would be located close to the nurse's station to form a space where residents could interact with nursing staff. The grand stairs adjacent to the main entrance would contain an area for the display of Masonic artifacts. Additional display cases would be provided outside each room for the residents' personal use.

Interior lighting fixtures would be selected to complement the mid-century modern design character of the building. General illumination would be provided by recessed downlights. Pendants and other visually appealing light fixtures would be placed in prominent areas such as the living room, dining rooms, and the grand stairs at the main entrance.

Detailed site plans and building elevations are presented in Appendix A. The overall building height is 33 feet tall. The building's massing, fenestration, materials, and finishes are designed to complement the existing mid-century modern architecture of the existing campus buildings designed by A. Quincy Jones and Frederick Emmons. A landscaped courtyard would be created in the outdoor space between the proposed building and adjacent buildings to the north and west providing an outdoor gathering space. The courtyard would include an enclosed memory care garden.

Courtyard and Landscaping

The proposed open courtyard located on the north-west side of the SNF building is contiguous to an existing courtyard for the nearby senior housing apartments. Collectively, both courtyards visually create a large 12,735-square-foot common open space area. The existing open space contains a sunken barbecue courtyard with tables, chairs, and a trellis, all surrounded by a planted grassy area. The proposed courtyard includes a 2,990-square-foot secured memory care garden with outdoor seating shaded by trellises and trees. The garden would have benches and tables; raised planter beds for resident gardening activities will be provided. The newly formed courtyard is only accessible from the first floor great room. The 500-square-foot second floor common open balcony will include tables, chairs, and umbrellas; the balcony overlooks the open space courtyards.

Landscaping would be designed with regular geometries to harmonize with the building forms as well as with the natural environment. Trees and trellises would provide shade where outdoor seating is located. Landscaped areas would include locally appropriate trees (often using California native species), shrubs, grasses, shade plants, and screening hedges.

2.3.4 Guest Access and Security

The SNF would be located within a gated campus with security 24 hours a day, seven days a week. In addition, the proposed SNF building would be fully secured with alarms at each entry/exit door. Access into and out of the building would be controlled at all points of entry/egress. Upon arriving at the MHC Covina campus, guests would provide their name and identify the person(s) they are visiting to a security guard located at an entrance gate. If the guard was not at the gate, a gate keypad allows for calls to the building's front desk or nursing unit, which would have the ability to open the entry gate. Guests would be checked in at the SNF building as well. Visiting hours would be from 8:00 am to 8:00 pm, 7 days a week, with exceptions upon request.

Once inside the building, residents, visitors, and staff would be able to walk about freely throughout corridors and common spaces. Staff would supervise the common areas and corridors from the nurse's station, and all staff support space would be secured visually and with door locks. Staff support space includes work areas, trash, offices, dietetic service and storage spaces, mechanical, electrical, loading, etc.

2.3.5 Parking and Transportation

Parking would be provided directly off the private campus drive, on the buildings east south and west sides. Handicapped Accessible spaces serving the building would be located closest to the building entrance. A total of 19 spaces would be located around the proposed building. Employees and guests would share this parking with prime spots closest to the entrance reserved for guests.

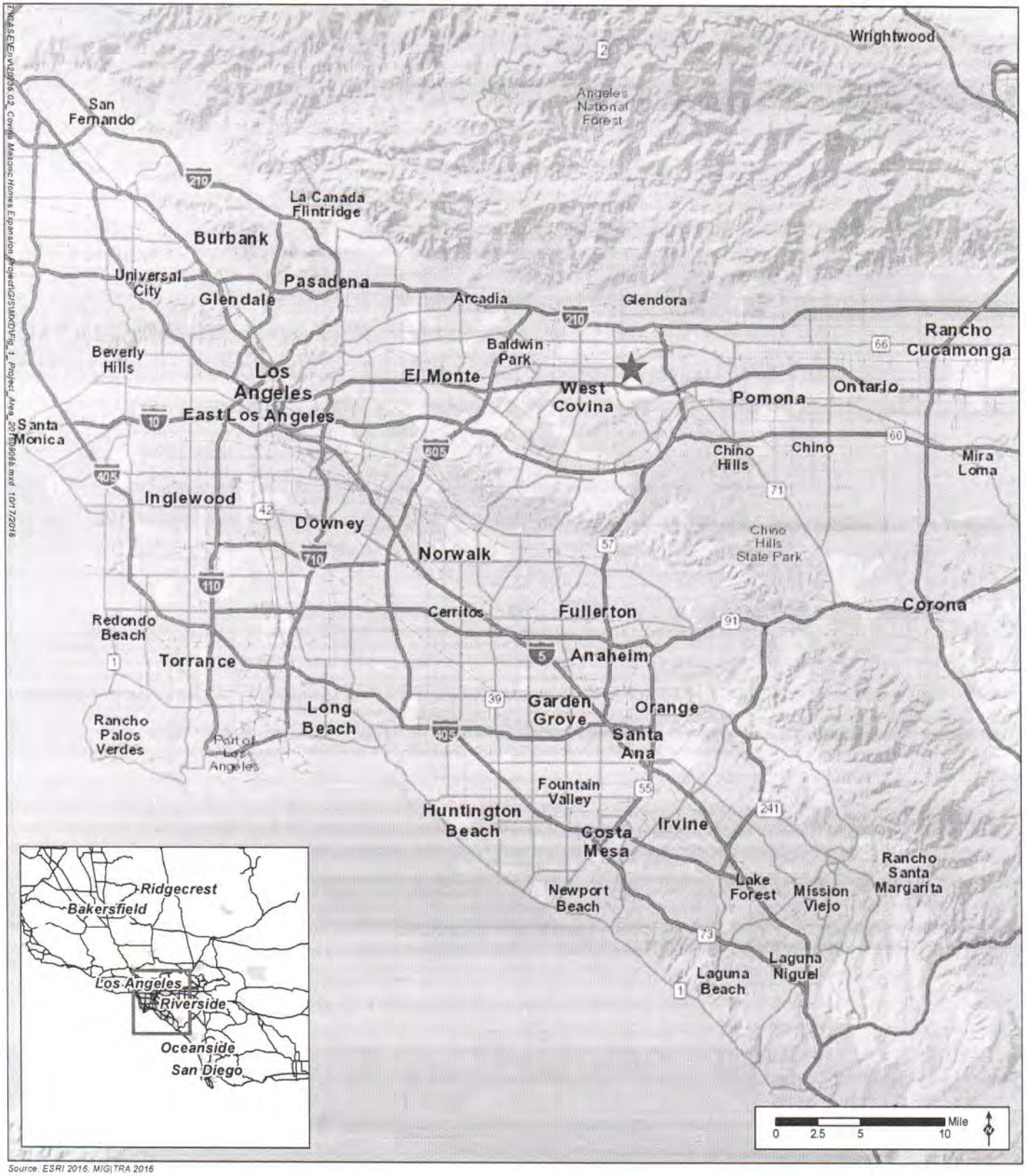
Facility residents would not own or operate cars requiring parking. Two Masonic Home buses would provide transportation on a set schedule that adjusts depending on the activities chosen for the month. Skilled nursing and memory care residents would be allowed to join these activities under supervision. Accessible vans operated by MHC are used for resident appointments on as on-call basis.

2.4 REGULATORY PERMITS AND APPROVALS

The Office of Statewide Health Planning and Development (OSHPD) has jurisdiction over hospitals and skilled nursing facilities design and permitting. OSHPD reviews and inspects all California healthcare infrastructures in place of local building departments. OSHPD provides building permits but relies on the local authorities for entitlement approvals. OSHPD fire and life safety enhanced requirements are to ensure that the building can continue to operate during and after a catastrophic event such as an earthquake.

The proposed project requires the following permits and approvals:

- Site Plan Review approval from the City of Covina
- Demolition Plan from the City of Covina (for covered parking structures)
- Sign permit from the City of Covina (if applicable)
- National Pollutant Discharge Elimination System (NPDES) permit from the State Water Resources Control Board (SWRCB).



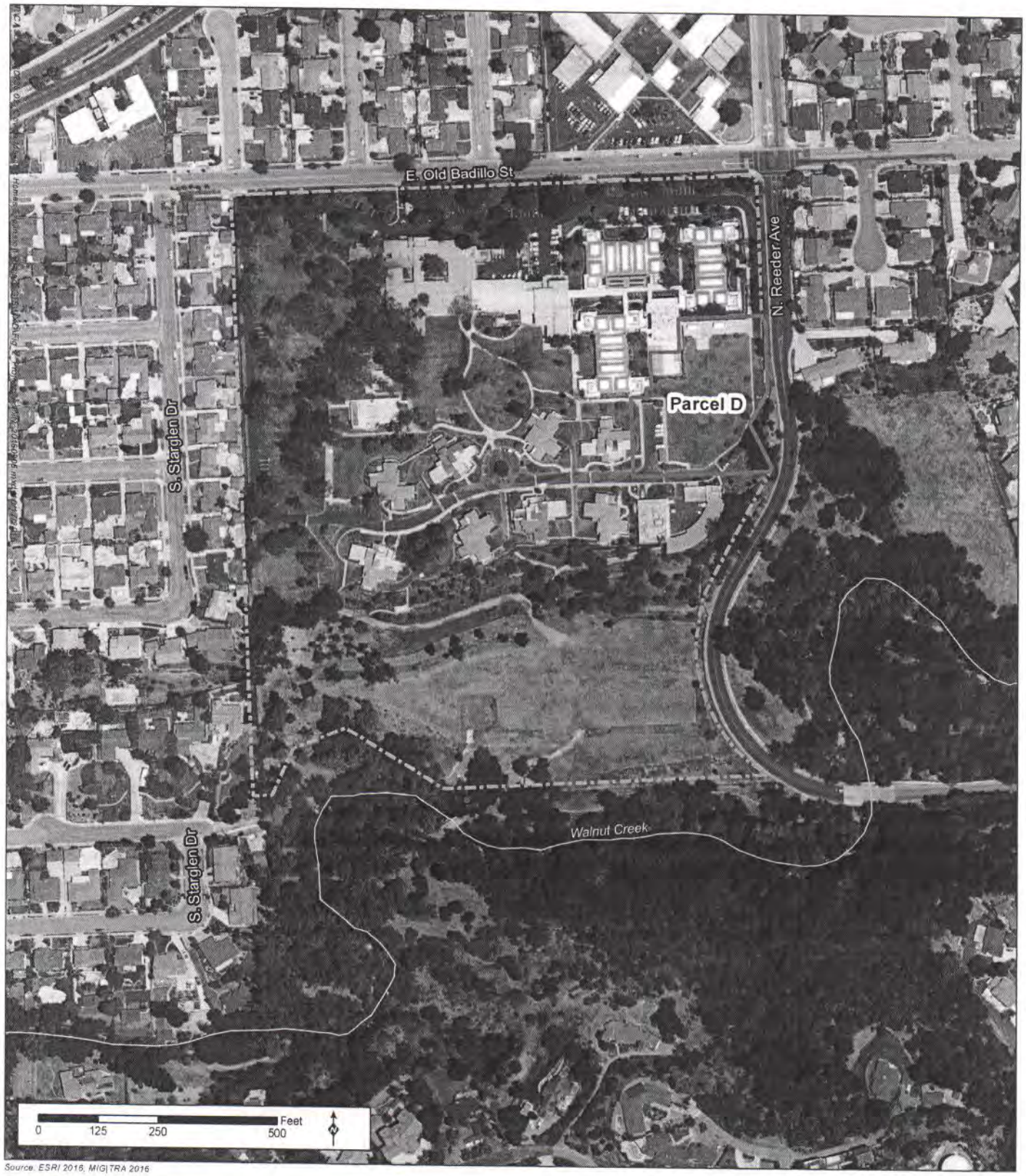
Source: ESRI 2016; MIG|TRA 2016

Project location

Figure 1 Project Location

Addendum to the Masons of California Covina Campus Expansion IS/MND

MIG TRA



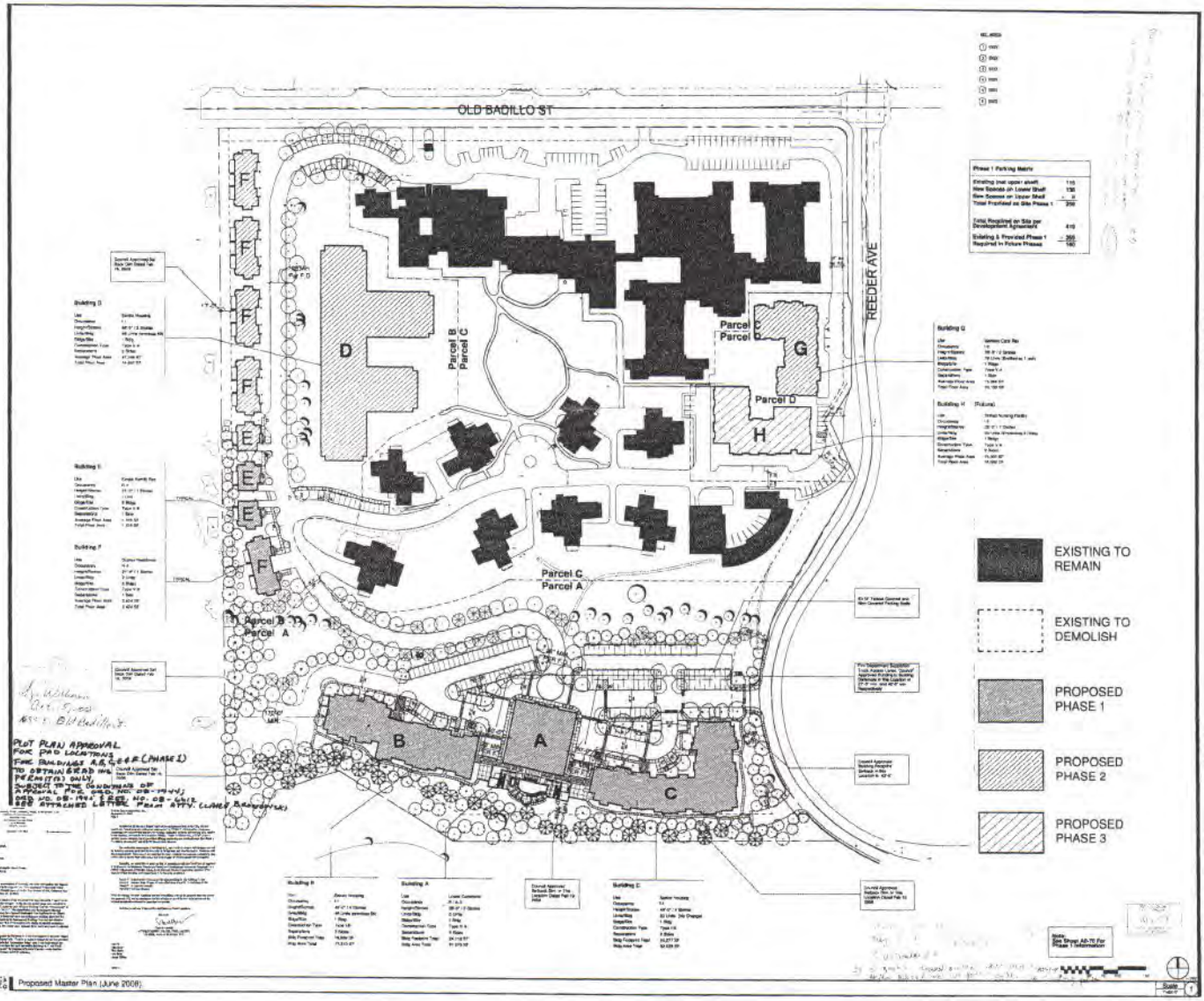
Source: ESRI 2016, MIG|TRA 2016

Skilled Nursing and Memory Care Facility (SNF) site location

MHC Covina campus

Figure 2 Aerial View of the Site

Addendum to the Masons of California Covina Campus Expansion IS/MND



WWCOT
William Wolfe Cohen O'Leary Terasawa

PHASE I

Acacia Creek at Covina Phase I

1500 E. Old Badillo Street
Covina, CA 91724

Masonic Homes of California

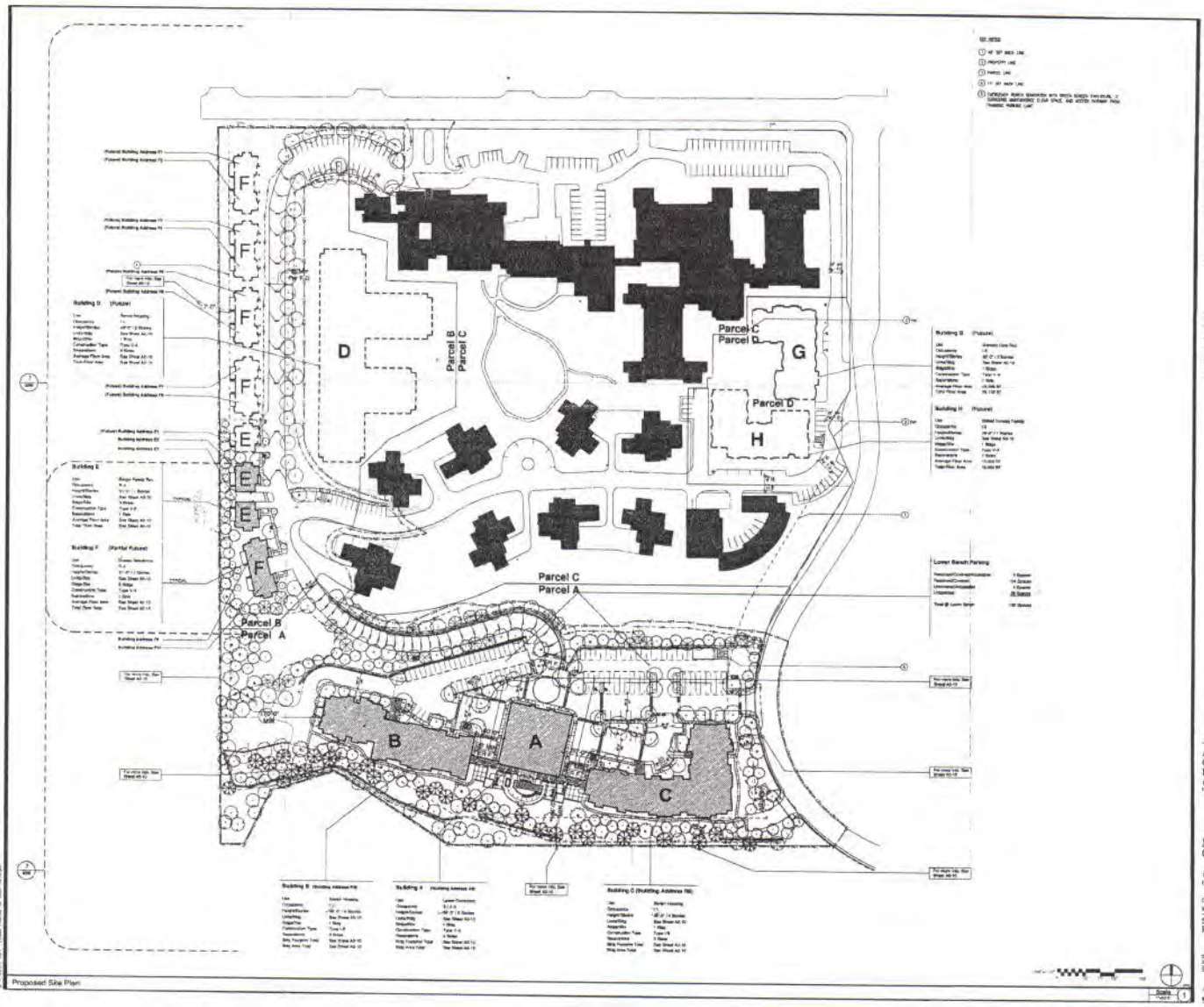
1850 E. Old Badillo Street
Covina, CA 91724

Client Project No
WWCOT Project No 0700137.00

Master Plan
Planning Information
September 2008

A0-10

Proposed Master Plan (June 2008)



Proposed Site Plan

WWCOT
Widom Wein Cohen
O'Leary Torasaia

PHASE I

Acacia Creek at Covina Phase I

1630 E. Old Badillo Street
Covina, CA 91724

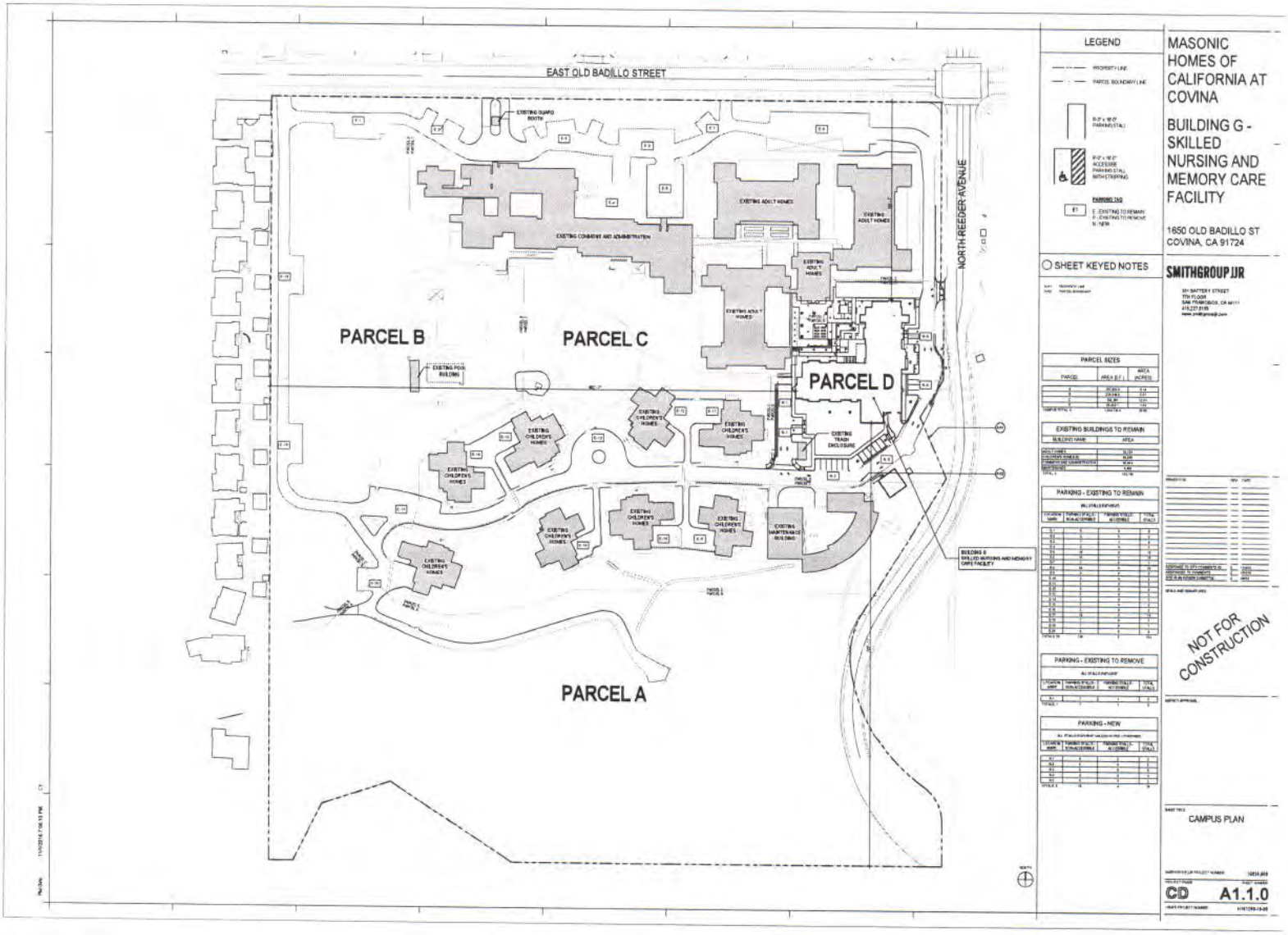
Masonic Homes of California

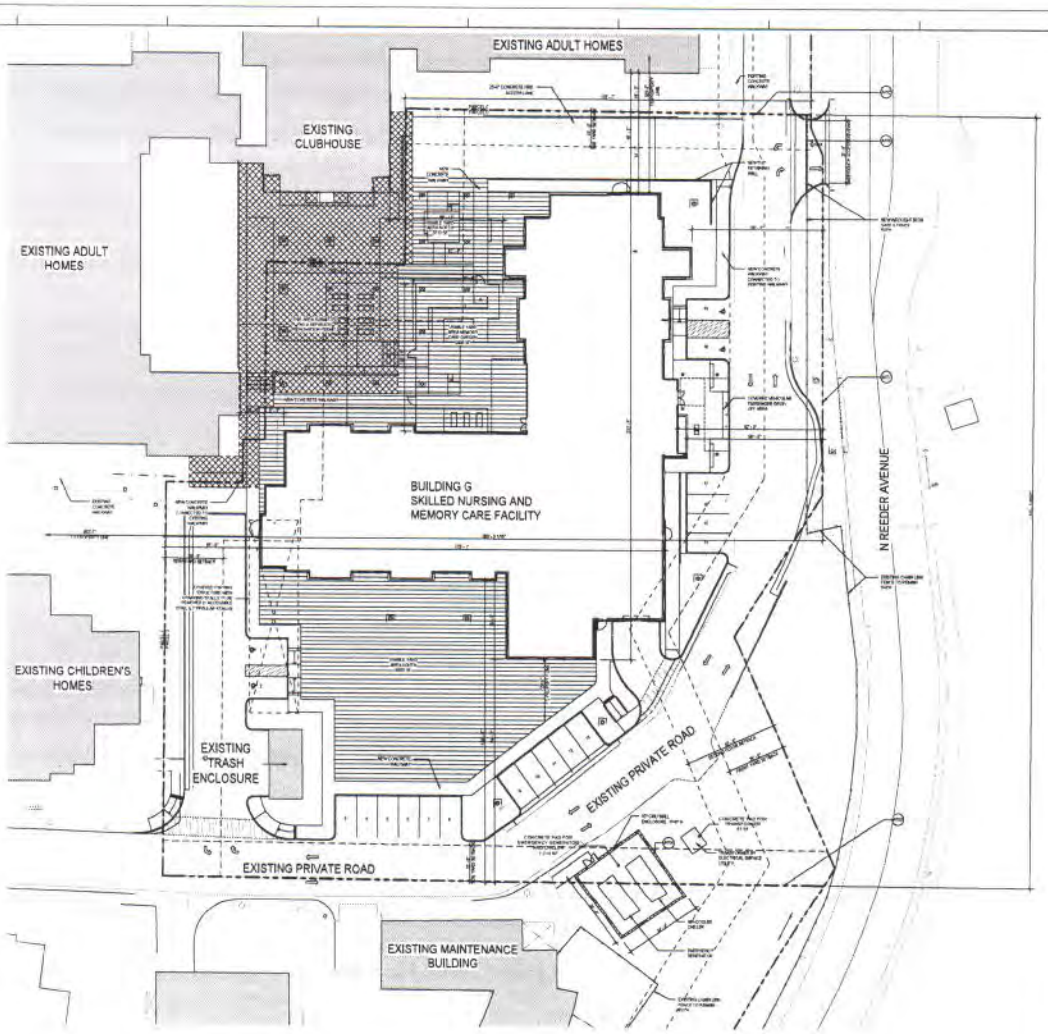
1430 E. Old Badillo Street
Covina, CA 91724

Client Project No
WWCOT Project No 0700.07.00

Site Plan
Proposed Phase I

A0-70


EAST OLD BADILLO STREET
NORTH REEDER AVENUE
PARCEL A
PARCEL B
PARCEL C
PARCEL D
EXISTING QUARD BOOTH
EXISTING COMMONS AND ADMINISTRATION
EXISTING ADULT HOMES
EXISTING POOL BUILDING
EXISTING CHILDREN'S HOMES
EXISTING TRASH ENCLOSURE
EXISTING MAINTENANCE BUILDING
BUILDING G SKILLED NURSING AND MEMORY CARE FACILITY
LEGEND
PROPERTY LINE
PARCEL BOUNDARY LINE
PARKING TAG
E - EXISTING TO REMAIN
P - EXISTING TO REMOVE
N - NEW
SHEET KEYED NOTES
PARCEL SIZES
EXISTING BUILDINGS TO REMAIN
PARKING - EXISTING TO REMAIN
PARKING - EXISTING TO REMOVE
PARKING - NEW
MASONIC HOMES OF CALIFORNIA AT COVINA
BUILDING G - SKILLED NURSING AND MEMORY CARE FACILITY
1650 OLD BADILLO ST
COVINA, CA 91724
SMITHGROUP JJR
NOT FOR CONSTRUCTION
CAMPUS PLAN
CD
A1.1.0



ARCHITECTURAL SITE PLAN

LEGEND

SHEET NOTES

SHEET KEYED NOTES

MASONIC HOMES OF CALIFORNIA AT COVINA

BUILDING G - SKILLED NURSING AND MEMORY CARE FACILITY

1650 OLD BADILLO ST
COVINA, CA 91724

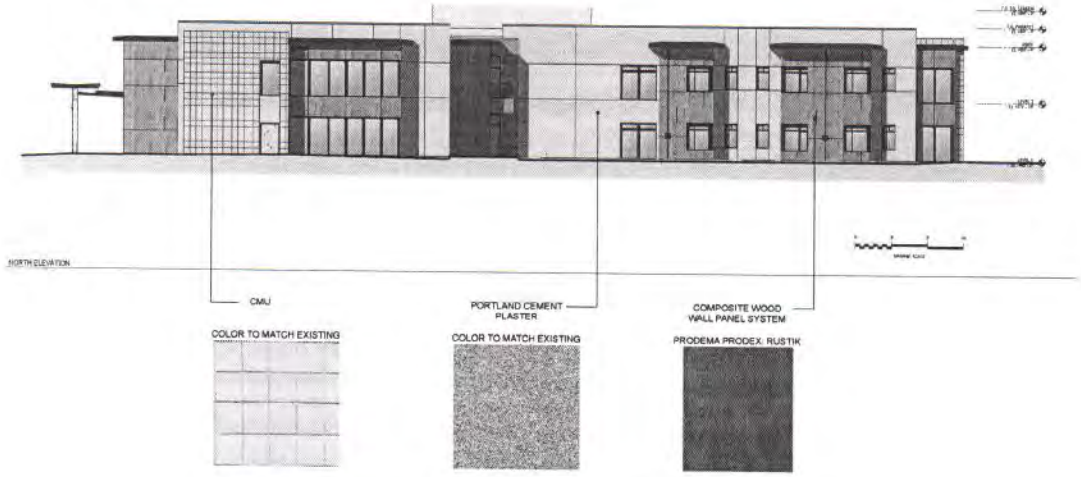
SMITHGROUP JJR

NOT FOR CONSTRUCTION

ARCHITECTURAL SITE PLAN

CD

A1.1.1



NORTH ELEVATION

CMU

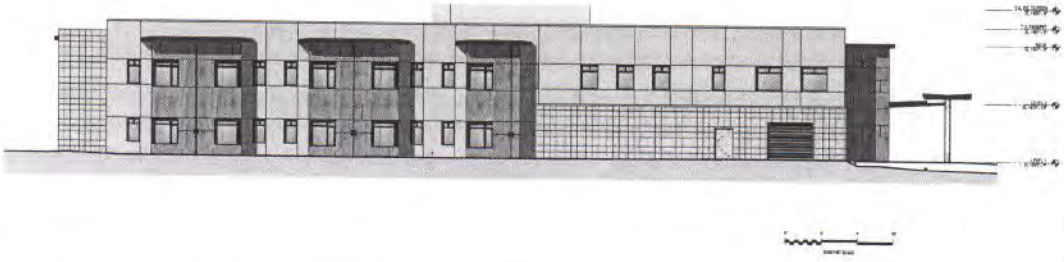
COLOR TO MATCH EXISTING

PORTLAND CEMENT PLASTER

COLOR TO MATCH EXISTING

COMPOSITE WOOD WALL PANEL SYSTEM

PRODEMA PRODEX: RUSTIK



SOUTH ELEVATION

MASONIC HOMES OF CALIFORNIA AT COVINA

BUILDING G - SKILLED NURSING AND MEMORY CARE FACILITY

1650 OLD BADILLO ST
COVINA, CA 91724

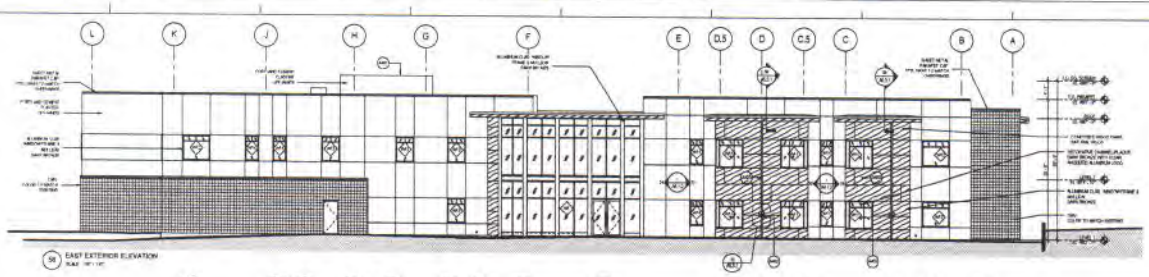
SMITHGROUPJJR

NOT FOR CONSTRUCTION

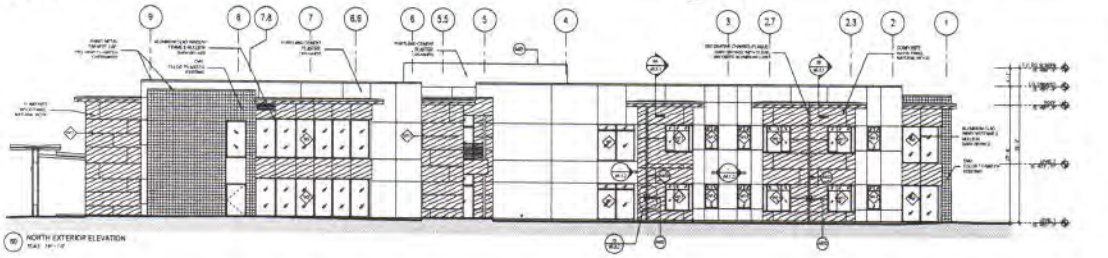
COLOR EXTERIOR ELEVATIONS

CD

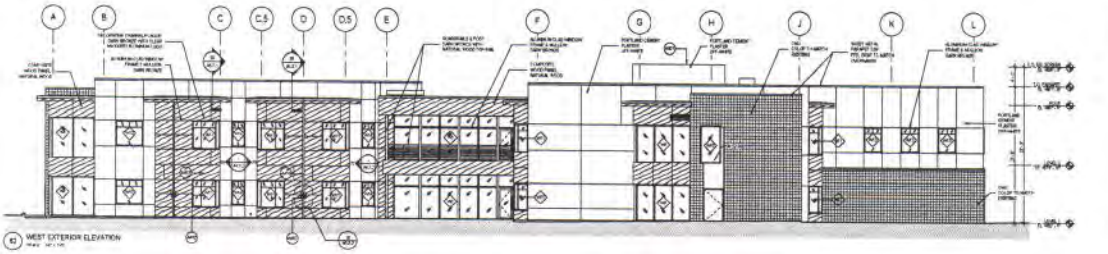
A4.0.1



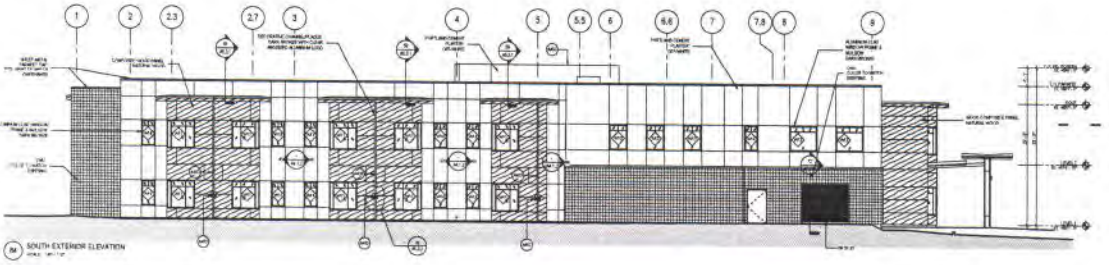
56 EAST EXTERIOR ELEVATION



57 NORTH EXTERIOR ELEVATION



62 WEST EXTERIOR ELEVATION



58 SOUTH EXTERIOR ELEVATION

SHEET NOTES

SHEET KEYED NOTES

REFERENCE KEYED NOTES

GRAPHIC LEGEND

PORTLAND CEMENT PLASTER (EXTERIOR WALL) ASSEMBLY A114 COLOR: OFF WHITE

COMPOSITE WOOD WALL PANEL SYSTEM (EXTERIOR WALL) ASSEMBLY W916 COLOR: NATURAL WOOD

GLAZED WALL TILE (EXTERIOR WALL) ASSEMBLY A104 COLOR: LIGHT BLUE-GREEN

MASONIC HOMES OF CALIFORNIA AT COVINA

BUILDING G - SKILLED NURSING AND MEMORY CARE FACILITY

1650 OLD BADILLO ST
COVINA, CA 91724

SMITHGROUP JJR

301 BATTERY STREET
7TH FLOOR
SAN FRANCISCO, CA 94111
415.227.2100
www.smithgroupjjr.com

NOT FOR CONSTRUCTION

EXTERIOR ELEVATIONS

CD A4.1.1

Chapter 3. Environmental Impact Assessment

3.1 CEQA DETERMINATION

1. **Project Title:** Masons of California Covina Campus Expansion
2. **Lead Agency Name and Address:** City of Covina
   Community Development Department,
   Planning Division
   125 East College Street, Covina, CA 91723
3. **Contact Person and Phone Number:** Brian K. Lee, AICP,
   Director of Community Development
   (626) 384-5450
4. **Project Location:** 1650 East Old Badillo Street, Covina, CA 91722
5. **Assessor's Parcel Number and Size of Parcel:** APN 8426-012-012
6. **Project sponsors Name and Address:** Masonic Homes of California
   1650 East Old Badillo Street
   Covina, CA 91724
7. **General Plan Designation:** Low Density Residential (0-0.6 units per acre)
8. **Zoning:** Planned Community Development/Multi-family Residential-8500 (PCD/RD-8500)
9. **Description of project:** New skilled nursing and memory care facility on Parcel D of the MHC Covina campus.
10. **Surrounding Land Uses and Setting:** Residential, Open Space
11. **Other Public Agencies Whose Approval is Required:** Office of Statewide Health Planning and Development (OSHPD)

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this Project, involving at least one impact that is a "Potentially Significant Impact" or "Significant Unless Mitigated" as indicated by the checklist on the following pages.

☐	Aesthetics	☐	Agriculture and Forestry Resources	☐	Air Quality
☒	Biological Resources	☒	Cultural Resources	☐	Geology /Soils
☐	Greenhouse Gas Emissions	☐	Hazards & Hazardous Materials	☒	Hydrology / Water Quality
☐	Land Use / Planning	☐	Mineral Resources	☒	Noise
☐	Population / Housing	☒	Public Services	☐	Recreation
☐	Transportation/Traffic	☒	Utilities / Service Systems	☒	Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION would be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there would not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION would be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a potentially significant impacts or potentially significant unless mitigated@ impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☒ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature _____ Date _____

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially

Significant Impact" to a "Less Than Significant Impact". The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, Earlier Analyses, may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiring, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

   a) Earlier Analysis Used. Identify and state where they are available for review.

   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated", describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) The explanation of each issue should identify:

   a) the significance criteria or threshold, if any, used to evaluate each question; and

   b) the mitigation measure identified, if any, to reduce the impact to less than significance.

3.2 AESTHETICS

3.2.1 Thresholds of Significance

Consistent with the 2016 CEQA Checklist (CEQA Guidelines Appendix G), the proposed project would have a significant impact on aesthetics if it would:

(a) Have a substantial adverse effect on a scenic vista;

(b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway;

(c) Substantially degrade the existing visual character or quality of the site and its surroundings; or

(d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

3.2.2 2008 MND Impact Summary

The 2008 MND determined that the MHC Covina Campus Expansion Project would not block any views of scenic vistas for existing residents (Threshold a). There were no designated state scenic highways near the project site, or historic buildings or rock outcroppings on or near the site, and most the trees on the site were ornamental or shade trees (Threshold b). The project included architectural characteristics compatible with the existing senior housing on the campus, landscaping, and a buffer along the southern part of the campus between the new development and Walnut Creek County Park to prevent changes to the visual character of the site and its surroundings (Threshold c). The visual impact of nighttime security lighting would be minimal given proper placement and aiming of luminaries, compliance with City lighting requirements, surrounding land uses are at higher elevations than the campus, and the buffer at the southern part of the campus (Threshold d). No mitigation was required.

3.2.3 Proposed SNF Project Impact

The proposed SNF would reduce the approved development on Parcel D from two buildings to one, and reduce the building footprint area by 8,213 square feet and the building size by 1,488 square feet. These changes would reduce the visual scale of the proposed SNF; thus, reducing potential project-related impacts to the visual quality of the site and its surroundings. The proposed project would have architectural characteristics compatible with existing buildings on the campus similar to the approved project. No new visual impacts would be introduced by the proposed project change. The proposed building reduces the building mass and has a similar height and property line setbacks from the approved project. A review of the references used for the 2008 MND revealed that there are no designated state scenic highways (Caltrans, 2016) or other visual resources (City of Covina, 2000) near the project site. The SNF project would not result in new significant or more severe impact than that identified in the 2008 MND, and there are no new circumstances or information that requires the evaluation of new mitigation measures or alternatives.

3.2.4 Determination

The proposed SNF project does not change the impacts or mitigation measures found in the 2008 MND.

3.3 AGRICULTURE AND FORESTRY RESOURCES

3.3.1 Thresholds of Significance

Consistent with the 2016 CEQA Checklist (CEQA Guidelines Appendix G), the proposed project would have a significant impact on agriculture and forestry resources if it would:

(a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use;

(b) Conflict with existing zoning for agricultural use, or a Williamson Act contract;

(c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g));

(d) Result in the loss of forest land or conversion of forest land to non-forest use; or

(e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use.

3.3.2 2008 MND Impact Summary

The 2008 MND determined the MHC Covina Campus Expansion Project would have no impacts to agricultural resources (Thresholds a, b, and e). There was no existing agricultural land on or near the project site. There was no Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) on or near the site (Threshold a). The site was developed with a residential campus and had a Low Density Residential General Plan land use designation. The site was zoned as Planned Community Development/Multi-family Residential 8500 (PCD/RD 8500, Thresholds b and e). Los Angeles County did not offer Williamson Act contracts; thus, none existed for the project site of surrounding areas (Threshold b). No mitigation was required.

3.3.3 Proposed SNF Project Impact

The proposed SNF would be constructed within the approved development footprint for Parcel D. There are no agricultural resources on the project property; the proposed SNF project would not result in any change in impacts to agricultural resources as identified in the 2008 MND. A review of the references used for the 2008 MND revealed that there is still no Farmland (CDOC, 2014) or Williamson Act contracts on or near the site, and the land use (City of Covina, 2000) and zoning (City of Covina, 2007) designations for the site have not changed.

The Environmental Checklist contained in CEQA Guidelines Appendix G is modified to include questions about forestry resources (Thresholds c, d, and e). Since 2008, there is no forestland on or near the site, the site is not zoned for forestry use, and the proposed project would not impact forestry resources. Therefore, the proposed SNF project would have no impacts related to forest land resources. The proposed SNF project would not result in new significant or more severe impact than that identified in the 2008 MND, and there are no new circumstances or information that requires the evaluation of new mitigation measures or alternatives.

3.3.4 Determination

The proposed SNF project does not change the impacts or mitigation measures found in the 2008 MND.

3.4 AIR QUALITY

3.4.1 Thresholds of Significance

Consistent with the 2016 CEQA Checklist (CEQA Guidelines Appendix G), the proposed project would have a significant impact on air quality if it would:

(a) Conflict with or obstruct implementation of the applicable air quality plan;

(b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation;

(c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors);

(d) Expose sensitive receptors to substantial pollutant concentrations; or

(e) Create objectionable odors affecting a substantial number of people.

3.4.2 2008 MND Impact Summary

The 2008 MND determined the MHC Covina Campus Expansion Project would have no impact or a less-than-significant impact on air quality with the exception of potential hazards related to airborne emissions from asbestos containing materials (ACMs). The project would not conflict with or obstruct implementation of the South Coast Air Quality Management District (SCAQMD) Air Quality Management Plan because it was found not to exceed the projections of employment or population identified in the growth management chapter of the Southern California Association of Government's Regional Comprehensive Plan and Guide (2008; Threshold a). The 2008 MND found the project would not: a) violate any air quality standard or contribute substantially to an existing or projected air quality violation (Threshold b), or b) result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment (Threshold c), because air quality calculations prepared for the project (URBEMIS, 2002) found that air emissions from the project were below the SCAQMD thresholds for all criteria pollutants both during construction and operation. The 2008 MND found the project would not expose sensitive receptors to substantial pollutant concentrations because the only long-term increase in air emissions was to be from traffic, and the increase in traffic from the project was found not to be substantial (Threshold d). The 2008 MND found the project would not create odors affecting a substantial number of people because the only odors from the project were to be short-term during project construction (Threshold e).

The 2008 MND determined that ACMs could be present in the buildings that were proposed to be demolished. Airborne ACMs would be a significant air quality impact on workers handling the material. Mitigation Measure AQ-1 was required as follows to reduce this potential impact to a less-than-significant level.

AQ-1: An asbestos containing materials (ACM) survey will be conducted in compliance with South Coast Air Quality Management District (SCAQMD) Rule 1403 requirements prior to demolition and renovation activities. The ACM report shall be prepared by an accredited testing laboratory in accordance with SCAQMD rules and regulations. Proof of notification to the SCAQMD, Office of Operations, shall be submitted to the Building Division with permit application for all renovation and demolition activities.

3.4.3 Proposed SNF Project Impact

The proposed SNF project would reduce the original proposed development on Parcel D from two buildings to one, the building size by 1,488 square feet, and the number of units by 21 (Table 1). In addition, construction vehicles are generally cleaner burning than they were in 2008 and residents at the proposed skilled nursing and memory care facility would not drive. As a result, the proposed project would result in reduced air quality emissions compared to the approved project.

Development of Parcel D with the proposed SNF does not require the demolition of existing building structures. Therefore, no impacts described in the 2008 MND related to ACMs are relevant to this specific SNF project. Mitigation Measure AQ-1 is not required for the SNF project.

SCAQMD is in the process of developing an "Air Quality Analysis Guidance Handbook" (Handbook) to replace the CEQA Air Quality Handbook approved by the AQMD Governing Board in 1993. However, the SCAQMD air quality thresholds used in the 2007 IS/MND to determine air quality impacts for the original project are still current as of October 2016. Therefore, no new air quality calculations are needed for the proposed project and the proposed project is below the SCAQMD thresholds for all criteria pollutants for construction and operation.

The proposed SNF would not result in new significant or more severe impact than that identified in the 2008 MND, and there are no new circumstances or information that requires the evaluation of new mitigation measures or alternatives.

3.4.4 Determination

The proposed SNF project does not change the impacts or mitigation measures found in the 2008 MND.

3.5 BIOLOGICAL RESOURCES

3.5.1 Thresholds of Significance

Consistent with the 2016 CEQA Checklist (CEQA Guidelines Appendix G), the proposed project would have a significant impact on biological resources if it would:

(a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service;

(b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service;

(c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means;

(d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites;

(e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or

(f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

3.5.2 2008 MND Impact Summary

The 2008 MND for the MHC Covina Campus Expansion Project was found to have potentially significant impacts to nesting birds (Threshold a), trees protected by the City's Tree Preservation Ordinance (Municipal Code Section 17.87; Threshold e), and the riparian corridor along Walnut Creek on the southern border of the site (Threshold b), based on a literature review and site survey conducted for the project in March, 2005 and an Arborist's Report (Dudek & Associates, 2006). Mitigation Measures B-1 through B-8 were required to reduce the potential impacts to less-than-significant levels as follows:

B-1: Construction between February 1 and August 15 would require a pre-construction survey (approximately 1 week prior to construction) by a qualified biologist to determine presence/absence of active nests within or adjacent to the project site to avoid nesting season of federally and state protected migratory birds. All native breeding birds (except game birds) regardless of the listing status, are protected under the Migratory Bird

Treaty Act (MBTA). Potential impacts to the breeding birds are considered significant under CEQA. The typical nesting season is considered February 15th to August 15th. If no breeding or nesting activities are detected within 200 feet of the proposed work area, construction activities may proceed. If breeding/nesting activity is confirmed, work activities within 200 feet of the active nest shall be delayed until the young birds have fledged and left the nest.

B-2: In order to minimize impacts to vegetation and wildlife on-site, access routes for construction and grading equipment shall be established on pre-existing routes to the extent possible.

B-3: In order to prevent injury or damage to small animals near Walnut Creek, an animal exclusion fence shall be placed along the southern boundary of the project grading limits. The fence shall be a minimum of 4 feet in height with ¼ inch mesh hardware cloth attached to wooden posts or studded "T" steel posts. Fence material should also be buried a minimum of 12 inches below the ground surface.

B-4: Following the installation of the exclusion fence and before construction, a qualified biologist shall conduct a pre-construction survey for amphibians, reptiles, and mammals north of the exclusion fence and safely relocate these species to a suitable area south of the exclusion fence.

B-5: Obtain a Tree Preservation Permit from the City of Covina including compliance with all heritage tree mitigation and monitoring requirements.

B-6: Two grading edge oak trees will be preserved in place and afforded measures to reduce the affects of root impacts. The grading edge oaks should be pruned prior to grading. Root pruning includes hand digging at the area closest to where the tree will be impacted. The larger roots (any roots larger than 2-inches in diameter) would be uncovered and hand sawn with a clean cut that leaves no torn edges. No sealants of any kind should be applied to the cut roots. In addition to root pruning, the grading edge impacted oak trees will be mitigated by a 3:1 replacement ratio with six 15-gallon size oak trees. The oaks should be planted at the southernmost part of the property, adjacent to the other native oaks associated with this property.

B-7: The removal tree cannot be preserved in place. Mitigation for this oak tree will include planting three 15-gallon oak trees (3:1 ratio). These trees should be planted at the southern portion of the property, adjacent to the other native oaks associated with this property.

B-8: The 15-gallon oak trees will require supplemental irrigation for at least three years following planting. Install temporary irrigation for the nine mitigation oak trees.

B-9: Should any of the native oak trees within 100-foot decline during the duration of the project construction or within one year following completion of the project, a qualified arborist should be retained to conduct an assessment of the tree(s). Should the tree(s) continue to decline, or be lost, the tree(s) should be replaced with 15-gallon size coast live oak trees.

The 2008 MND found the project would have a less-than-significant or no impact on all other biological resources. The project was unlikely to impact special-status species because there were no records of sensitive plant communities or special-status plant species on or in the vicinity of the project site, and there was no suitable habitat on the site for special-status animals known to occur in the project vicinity (Threshold a). The 2008 MND found a less-than-significant impact to wetlands or other waters with incorporation of the Best Management Practices (BMPs) in the Storm Water Pollution Prevention Plan (SWPPP) required for the project (Threshold c). The project would not impede wildlife movement or the use of wildlife nursery sites because the site is already partially developed and further development would not

impede wildlife movement in the area (Threshold d). No habitat conservation plan or natural community conservation plan was in effect on the project site (Threshold f).

3.5.3 Proposed SNF Project Impact

The proposed SNF project would be constructed within the same development footprint approved for Parcel D. No impacts to biological resources would occur differently from those described in the 2008 MND. An updated search of the California Natural Diversity Database (CNDDB, 2016) and the National Wetlands Inventory (USFWS, 2016) indicated that no new special-status species occurrences or sensitive habitats have been discovered on or adjacent to the project site since approval of the MHC Covina Campus Expansion Project in 2008.

Construction of the proposed SNF could result in potentially significant impacts on nesting birds as described in the 2008 MND for the original project. Mitigation Measures B-1 and B-2 are required to reduce the potential impacts from the SNF to nesting birds and other wildlife to less-than-significant levels. Mitigation Measures B-3 and B-4 do not apply to the proposed SNF because it would not include construction in the southern part of the campus near Walnut Creek. The proposed SNF would require the removal of and/or impacts of up to 50 trees, none of which are protected by the City's Tree Preservation Ordinance (Municipal Code Section 17.87). Mitigation Measures B-5 through B-8 do not apply because the proposed project would not impact Heritage Trees. However, the proposed SNF project includes the planting of 22 landscape trees which would partially or fully replace the removed trees, depending on the number that would be removed for the project. Mitigation Measure B-9 applies to the SNF because there are 17 Heritage Trees within 100 feet of the project footprint, none of which would be directly impacted by the project. The SNF project would not result in new significant or more severe impact than that identified in the 2008 MND, and there are no new circumstances or information that require the evaluation of new mitigation measures or alternatives.

3.5.4 Determination

All significant biological resource impacts from the proposed SNF project would be mitigated to a less-than-significant level by Measures B-1, B-2 and B-9 identified in the 2008 MND adopted for the Covina Campus Expansion.

3.6 CULTURAL RESOURCES

3.6.1 Thresholds of Significance

Consistent with the 2016 CEQA Checklist (CEQA Guidelines Appendix G), the proposed project would have a significant impact on cultural resources if it would:

(a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5;

(b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5;

(c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature; or

(d) Disturb any human remains, including those interred outside of formal cemeteries.

3.6.2 2008 MND Impact Summary

The 2008 MND for the Covina Campus Expansion Project determined that undiscovered archaeological (Threshold b) and paleontological (Threshold c) resources could be significantly impacted if present and disturbed during project construction. Mitigation Measures CR-1 and CR-2 were required to reduce these potential impacts to less-than-significant levels. These measures are as follows:

CR-1: If any prehistoric or historic artifacts over 50 years in age are encountered during land modification, then activities in the immediate area of the finds should be halted and an on-site inspection should be performed immediately by a qualified archaeologist. The archaeologist will be able to assess the find, determine its significance, and make recommendations for appropriate mitigation measures within CEQA guidelines.

CR-2: During construction, the project proponent and/or building contractor shall halt grading or any other construction activity immediately if suspected paleontological resources are uncovered by the activity. The City shall be notified immediately and a certified paleontologist shall be summoned to determine the significance of resources and recommend appropriate mitigation measures.

The 2008 MND determined that the campus expansion project would have no impact or a less-than-significant impact on all other cultural resources. The project site was not listed on the National Historic Landmarks or in the National Register of Historic Places. The buildings proposed for demolition were not considered to be historic resources (Threshold a). Human remains were not expected to occur on the project site, but if encountered during construction were to be treated in accordance with applicable laws, which included contacting the City of Covina's Coroner's Office for an evaluation of the remains (Threshold d).

3.6.3 Proposed SNF Project Impact

The proposed SNF project would be constructed within the same development footprint approved for Parcel D in the MHC Covina Campus Expansion Project. As such, the impacts of the proposed SNF project would be the same as those described in the 2008 MND. A review of the National Historic Landmarks (National Park Service, 2016a) and the National Register of Historic Places (National Park Service, 2016b) confirmed that there are still no historic resources on or near the site. Two interested Native American tribes in the City of Covina were notified of the proposed SNF project as per the requirements of AB52, and no response to the notification was received from either tribe. No known cultural resources occur on the project site. However, there is a potential for undiscovered archaeological and paleontological resources to exist. Mitigation Measures CR-1 and CR-2 are required to reduce these potential cultural resource impacts to less-than-significant levels. These measures are sufficient to reduce cultural resource impacts related to SNF construction to a less-than-significant level. The SNF project would not result in new significant or more severe impact than that identified in the 2008 MND, and there are no new circumstances or information that requires the evaluation of new mitigation measures or alternatives.

3.6.4 Determination

The proposed SNF project does not change the impacts or mitigation measures found in the 2008 MND.

3.7 GEOLOGY AND SOILS

3.7.1 Thresholds of Significance

Consistent with the 2016 CEQA Checklist (CEQA Guidelines Appendix G), the proposed project would have a significant impact on geology and soils if it would:

(a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault (refer to Division of Mines and Geology Special Publication 42);

ii. Strong seismic ground shaking;

iii. Seismic-related ground failure, including liquefaction; or

iv. Landslides.

(b) Result in substantial soil erosion or the loss of topsoil;

(c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse;

(d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property; or

(e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water.

3.7.2 2008 MND Impact Summary

The 2008 MND for the MHC Covina Campus Expansion Project determined that all potential impacts to geology and soils from the new campus development were less than significant. There were no active faults on the project site, and the site does not fall under the State Earthquake Fault Zoning Act or the State Hazard Mapping Act (City of Covina, 2000, Threshold ai). Although the site is in a seismically active region and two faults pass through the City of Covina (Indian Hill Fault and Walnut Creek Fault), the faults do not pose a significant seismic threat to the site and the project was to be built in compliance with the California Building Code and other applicable regulations (Threshold aii). Liquefaction is not considered to be a hazard for the project site because the water table is generally more than 50 feet below ground surface and there are no known areas of loose cohesionless soils (City of Covina, 2000, Threshold aiii and c), and the potential for lateral spreading (Threshold c) is also low because of lack of liquefiable deposits and a minor lurch cracking potential (Engeo, Inc., 2007). According to the geotechnical exploration performed for the site, the risk for regional landslides (Threshold aiv and c), subsidence or collapse (Threshold c) is considered negligible based on topographic and lithologic data (Engeo, Inc., 2007). Soil erosion was to be prevented during project construction by BMPs incorporated into a SWPPP to be prepared for the project in compliance with the NPDES permit (Threshold b). No septic tanks or alternative wastewater systems were proposed as part of the approved project (Threshold e). According to the geotechnical report (Engeo, Inc., 2007), the project was feasible from a geotechnical standpoint with incorporation of recommendations in the project plans and implemented during construction. No mitigation was required.

3.7.3 Proposed SNF Project Impact

The proposed SNF project would be constructed within the development footprint of Parcel D previously evaluated in the 2008 MND. The SNF project would not change the impacts to geology and soils described in the 2008 MND. The project would not exacerbate any geologic condition found on the project site. The proposed SNF project would not result in new significant or more severe impact than that identified in the 2008 MND, and there are no new circumstances or information that requires the evaluation of new mitigation measures or alternatives.

3.7.4 Determination

The proposed SNF project does not change the impacts or mitigation measures found in the 2008 MND.

3.8 GREENHOUSE GAS EMISSIONS

3.8.1 Thresholds of Significance

Consistent with the 2016 CEQA Checklist (CEQA Guidelines Appendix G), the proposed project would have a significant impact on greenhouse gas emissions if it would:

(a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; or

(b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

3.8.2 2008 MND Impact Summary

Greenhouse gas (GHG) emissions was not a threshold of significance identified in CEQA Guidelines Appendix G Environmental Checklist at the time the 2008 MND was adopted. Therefore, the 2008 MND does not include a discussion of potential project-related greenhouse gas emission impacts.

3.8.3 Proposed SNF Project Impact

Global climate change is the result of GHG emissions worldwide; individual projects do not generate enough GHG emissions to influence global climate change. Thus, the analysis of GHG emissions is by nature a cumulative analysis focused on whether an individual project's contribution to global climate change is cumulatively considerable.

The proposed SNF project is located in the South Coast Air Basin managed by the SCAQMD. There are no operational or construction-related GHG thresholds in the SCAQMD. The Bay Area Air Quality Management District (BAAQMD) uses a GHG screening size threshold of 94 dwelling units for a "retirement community" land use type (BAAQMD 2011). Using the BAAQMD screening threshold as a point of reference, the construction of a 32-bed skilled nursing/memory care facility would not add a significant amount of GHG emissions. Additionally, GHG emissions from a skilled nursing/memory care facility would likely be less than from an equivalently sized retirement community since the emissions are largely based on vehicle trips and skilled nursing/memory care facilities only generate vehicle trips from staff and visitors since residents do not drive. Therefore, the increase in GHG emissions generated by the proposed SNF project is less than significant.

The proposed SNF would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions. Construction vehicle and equipment GHG emissions are identified and planned for in the California Air Resources Board's GHG emissions inventory and Scoping Plan, which contains measures designed to achieve the state's GHG reduction goals outlined in AB32.

Global warming is not "new information of substantial importance which was not known and could not have been known" at the time of the 2008 MND because global warming has been known since the 1970s. Because this impact is not significant and global warming is not "new information" within the meaning of Public Resources Code Section 21166 and State CEQA Guidelines Section 15162, none of the triggers under those sections requiring the preparation of a subsequent MND are fulfilled with regard to this issue.

3.8.4 Determination

The proposed SNF project would not result in new impacts related to GHG emissions relative to the 2008 approved project.

3.9 HAZARDS AND HAZARDOUS MATERIALS

3.9.1 Thresholds of Significance

Consistent with the 2016 CEQA Checklist (CEQA Guidelines Appendix G), the proposed project would have a significant impact on hazards and hazardous materials if it would:

(a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials;

(b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment;

(c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school;

(d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment;

(e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area;

(f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area;

(g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; or

(h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.

3.9.2 2008 MND Impact Summary

The 2008 MND for the MHC Covina Campus Expansion Project determined that all potential impacts from hazards and hazardous materials caused by the new campus development were less than significant. Construction activities involved the short-term transportation, use, and disposal of limited quantities of hazardous materials (paint, solvents, fuel, etc.) that would be properly stored when not in use and disposed of according to applicable regulations (Thresholds a and b). The 2008 MND found that operation of the project was typical of residential developments, with limited use of common hazardous materials such as household cleaning products and landscape products that were unlikely to be used unsafely or pose a hazard to the public or the environment (Thresholds a and b). Although Badillo Public Elementary School is within one quarter-mile north of the project site, the project's use of hazardous materials would be limited to small quantities of common hazardous materials. Thus, the 2008 MND concluded that potential impacts to the school were less than significant (Threshold c). The project site was not located on a hazardous materials site pursuant to Government Code Section 65962.5 (Threshold d). The project site was not within 2 miles of a public or public use airport, within an airport land use plan (Threshold e), or in the vicinity of a private airstrip (Threshold f). The project would not impair implementation of or physically interfere with an emergency response or evacuation plan (Threshold g). Although the project site is in proximity to the Covina Hills, which could be subject to wildland fires, the Covina Fire Department maintains adequate personnel to handle most wildland fires (City of Covina, 2000) and the project included fire alarms/detectors, sprinklers and appropriate development and construction standards consistent with current building codes (Threshold h). No mitigation was required for hazards or hazardous materials related impacts.

3.9.3 Proposed SNF Project Impact

The proposed SNF project would be similar to the development on Parcel D previously evaluated in the 2008 MND. The proposed SNF project would not result in any change in impacts from hazards and hazardous materials compared to the original campus expansion project. Thus, the proposed project would have less-than-significant impacts from hazards and hazardous materials. A review of Google Earth, Google Maps, and the references used for the 2008 MND confirmed that there are no new schools or airports near the project site (Google Earth and Google Maps, 2016), and that the site is still not on a hazardous materials site pursuant to Government Code Section 65962.5 (Cal EPA, 2016).The proposed SNF project would not result in new significant or more severe impact than that identified in the 2008 MND, and there are no new circumstances or information that require the evaluation of new mitigation measures or alternatives.

3.9.4 Determination

The proposed SNF project does not change the impacts or mitigation measures found in the 2008 MND.

3.10 HYDROLOGY AND WATER QUALITY

3.10.1 Thresholds of Significance

Consistent with the 2016 CEQA Checklist (CEQA Guidelines Appendix G), the proposed project would have a significant impact on hydrology and water quality if it would:

(a) Violate any water quality standards or waste discharge requirements;

(b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted);

(c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site;

(d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;

(e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff

(f) Otherwise substantially degrade water quality;

(g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map;

(h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows;

(i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam; or

(j) Inundation by seiche, tsunami, or mudflow.

3.10.2 2008 MND Impact Summary

The 2008 MND for the MHC Covina Campus Expansion Project determined the project would have no impact or a less than significant impact to hydrology and water quality with the

exception of storm water runoff. The project would not violate water quality standards or waste discharge requirements due to an adherence to the City of Covina construction codes and standards (Threshold a). The project would not to substantially deplete groundwater supplies or interfere substantially with groundwater recharge because some areas of the site were to remain landscaped and permeable, and because the project was consistent with the general plan land use and zoning designations for the site and thus development at the site was anticipated by the City (Threshold b). The project would not substantially alter the existing drainage pattern of the site or area in a manner that results in substantial erosion or siltation on- or off-site because discharges from the project were to flow into the existing drainage system, and the project was to comply with City ordinances regarding drainage improvements (Threshold c). The project would not create or contribute to runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff because the project was to include drainage improvements such as the use of vegetative swales, infiltration channels, and basin inserts to control onsite flow (Threshold e). The project would not otherwise degrade water quality because it included a SWPPP with BMPs to protect water quality during construction (Threshold f). The 2008 MND determined the project site is outside of the 100-year flood hazard zone and is not within a dam inundation hazard zone (City of Covina, 2000, Thresholds g, h, and i). The 2008 MND also determined the project site is not subject to inundation by seiche, tsunami or mudflow (Threshold j).

The 2008 MND determined that the campus development would increase the rate or amount of surface runoff in a manner that could result in flooding on- or off-site (Threshold d). The preliminary hydrology and hydraulics study conducted for the project found that the storm drain system proposed as part of the original project would restrict discharge to Walnut Creek to pre-development conditions and that the total 50-year storm runoff that discharges to the creek would be unchanged (Stantec, 2007). Mitigation Measure H-1 was required to further reduce this potential impact to a less-than-significant level as follows:

H-1: The proposed project shall comply with provisions of the final Hydrology and Hydraulics Study approved by the City of Covina. Concurrent with City approval of storm water plans, concurrence shall be obtained, if required, from the Army Corps of Engineers which has jurisdiction over the Walnut Creek water course.

3.10.3 Proposed SNF Project Impact

The proposed SNF project would reduce the originally approved development on Parcel D from two buildings to one, and reduce the building footprint area by 8,213 square feet and the building size by 1,488 square feet. This results in a decrease in impervious surface area from the approved project and, therefore, slightly reduced impacts to water quality and hydrology compared to the project evaluated in the 2008 MND. The impact remains potentially significant.

A hydrology report was prepared by Psomas specifically for the proposed SNF dated March 28, 2016. The report demonstrates that the SNF project site can be designed to provide adequate flood protection for on-site improvements without adversely impacting existing off-site drainage facilities or adjacent properties. The proposed SNF project would include on-site storm water detention to comply with applicable regulations and minimize downstream impacts from the project.

Mitigation Measure H-1 is required to reduce potential storm water impacts to less-than-significant levels. This measure is sufficient to reduce storm water impacts related to SNF construction to a less-than-significant level. The proposed SNF project would not result in new significant or more severe impacts than that identified in the 2008 MND, and there are no new circumstances or information that require the evaluation of new mitigation measures or alternatives.

3.10.4 Determination

The proposed SNF project does not change the impacts or mitigation measures found in the 2008 MND.

3.11 LAND USE AND PLANNING

3.11.1 Thresholds of Significance

Consistent with the 2016 CEQA Checklist (CEQA Guidelines Appendix G), the proposed project would have a significant impact on land use and planning if it would:

(a) Physically divide an established community;

(b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect; or

(c) Conflict with any applicable habitat conservation plan or natural community conservation plan.

3.11.2 2008 MND Impact Summary

The 2008 MND for the MHC Covina Campus Expansion Project determined the project would have no impacts to land use and planning. The project was an expansion of an existing residential campus, and would not physically divide an established community (Threshold a). The project site has a General Plan land use designation of Low Density Residential (0-0.6 units per acre) and a zoning designation of Planned Community Development/Multi-family Residential 8500 (PCD/RD 8500), which allowed for the original project. The project would comply with all other applicable regulations, plans, and standards set forth by the City of Covina (Threshold b). The project was found not to conflict with any habitat conservation plan or natural community conservation plan (Threshold c). No mitigation was required.

3.11.3 Proposed SNF Project Impact

The proposed SNF project would be similar to the development on Parcel D previously evaluated in the 2008 MND with no change to the development density on Parcel D. The proposed project would not divide an established community or create new conflicts with adopted land use plans. The City of Covina has not updated its General Plan or Zoning Code since the 2008 MND was adopted. No habitat conservation plans or natural community conservation plans apply to the project site. Project impacts to land use are less than significant. No mitigation is required.

3.11.4 Determination

The proposed SNF project does not change the impacts or mitigation measures found in the 2008 MND.

3.12 MINERAL RESOURCES

3.12.1 Thresholds of Significance

Consistent with the 2016 CEQA Checklist (CEQA Guidelines Appendix G), the proposed project would have a significant impact on mineral resources if it would:

(a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; or

(b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

3.12.2 **2008 MND Impact Summary**

The 2008 MND for the MHC Covina Campus Expansion Project determined the project would have no impacts on mineral resources. The project site is located in a developed urban area. There are currently no mining activities in the City of Covina and the State Division of Oil and Gas has indicated that there are no significant energy-producing minerals or oil, gas or geothermal fields in the City (City of Covina, 2000, Thresholds a and b). No mitigation was required.

3.12.3 **Proposed SNF Project Impact**

The proposed SNF project would be similar to the development on Parcel D previously evaluated in the 2008 MND. The proposed SNF project would not result in any change in impacts on mineral resources compared to the approved project. The proposed project would not impact mineral resources. The SNF project would not result in new significant or more severe impact than that identified in the 2008 MND, and there are no new circumstances or information that require the evaluation of new mitigation measures or alternatives.

3.12.4 **Determination**

The proposed SNF project does not change the impacts or mitigation measures found in the 2008 MND.

3.13 NOISE

3.13.1 **Thresholds of Significance**

Consistent with the 2016 CEQA Checklist (CEQA Guidelines Appendix G), the proposed project would have significant noise-related impacts if it would result in:

(a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies;

(b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels;

(c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project;

(d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project;

(e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels; or

(f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels.

3.13.2 **2008 MND Impact Summary**

The 2008 MND determined the MHC Covina Campus Expansion Project would not generate noise levels in excess of standards in the Covina General Plan or Noise Ordinance or other applicable standards (Threshold a). The project was found to have a small but less-than-significant permanent increase in ambient noise levels from traffic (Threshold c). The project site was not within 2 miles of a public or public use airport, within an airport land use plan (Threshold e), or in the vicinity of a private airstrip (Threshold f).

Although operation of the new campus uses would not generate groundborne vibration, project construction may cause generation of intermittent and localized groundborne vibration, which was considered a potentially significant impact (Threshold b). Mitigation Measures N-1 and N-2 were required to reduce potential impacts from short-term groundborne vibration to less-than-

significant levels. The 2008 MND also found construction noise to be a potentially significant impact and required Mitigation Measures N-3 through N-8 to reduce potential impacts to less-than-significant levels (Threshold d). The required mitigation measures are as follows:

N-1: The developer shall ensure that only small earthmoving equipment is used within 50 feet of neighboring residential units near the site boundary.

N-2: The developer shall route heavily loaded trucks away from neighboring residential buildings and streets, if possible.

N-3: The developer shall ensure that construction activities comply with the City of Covina Municipal Code Section 9.40.110, which limits the operation of construction equipment between the hours of 7 a.m. to 8 p.m., on weekdays and Saturdays.

N-4: The developer shall ensure that all construction equipment, fixed or mobile, is properly operating (tuned-up) and is equipped with noise reduction features (e.g. mufflers and engive shrouds).

N-5: The developer shall ensure that only small earthmoving or construction equipment is used within 50 feet of neighboring residential units near the site boundary.

N-6: The developer shall ensure that stockpiling and vehicle staging areas are located as far as practical from the site boundary or noise-sensitive receptors during construction activities.

N-7: Construction activity is prohibited between the hours of 7:00 pm and 7:00 am and on Sundays and holidays unless otherwise permitted by the City.

N-8: National Pollutante Discharge Elimination Systems (NPDES) and Best Management Practices (BMPs) including dust and noise control must be in place before nad during construction.

3.13.3 Proposed SNF Project Impact

The proposed project would not result in a change in noise impacts beyond those previously assessed in the 2008 MND. Construction of the proposed project could result in similar potentially significant groundborne vibration and construction noise impacts during project construction. Mitigation Measures N-1 through N-8 are required to reduce potential impacts to public services to less-than-significant levels. These measures are sufficient to reduce noise impacts related to SNF construction to a less-than-significant level. The applicable noise standards for the project (City of Covina General Plan, 2000 and City of Covina Noise Ordinance) have not changed since the 2008 MND was adopted, and a review of Google Earth and Google Maps confirmed that there are no new airports in the project vicinity since 2008. The SNF project would not result in new significant or more severe impact than that identified in the 2008 MND; there are no new circumstances or information that requires the evaluation of new mitigation measures or alternatives.

3.13.4 Determination

The proposed SNF project does not change the impacts or mitigation measures found in the 2008 MND.

3.14 POPULATION AND HOUSING

3.14.1 Thresholds of Significance

Consistent with the 2016 CEQA Checklist (CEQA Guidelines Appendix G), the proposed project would have a significant impact on population and housing if it would:

(a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure);

(b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere; or

(c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

3.14.2 **2008 MND Impact Summary**

The 2008 MND for the MHC Covina Campus Expansion Project found all potential impacts to population and housing from the project were less than significant. The development of 171 new senior housing units and an assisted living/memory care and skilled nursing facility (Table 1) with improved infrastructure and services would occur in accordance with City standards and practices and would not result in significant population growth (Threshold a). The project included the demolition of four older group homes and three administrative residences and the renovation of 56 existing senior units into three group dwellings, but these losses were to be offset by the 171 new residential units resulting in a net gain in housing. Thus, no replacement housing was necessary (Thresholds b and c). No mitigation was required.

3.14.3 **Proposed SNF Project Impact**

The proposed SNF project would reduce the amount of units from a total of 49 to a total of 28 units (32 beds) for Parcel D. However, because the assisted living/memory care group home is counted towards density as a single group home/dwelling unit and the skilled nursing medical facility is counted as a hospital/medical facillity and not a group home or dwelling unit, the total density of one dwelling unit for Parcel D remains the same. Due to the reduction of room units, the change would reduce the overall population by a minimum of 17 residents. The SNF project would have a slightly reduced impact on population from the impact described in the 2008 MND. Potential impacts on population and housing from the proposed project are less than significant. The SNF project would not result in new significant or more severe impact than that identified in the 2008 MND, and there are no new circumstances or information that require the evaluation of new mitigation measures or alternatives.

3.14.4 **Determination**

The proposed SNF does not change the impacts or mitigation measures found in the 2008 MND

3.15 PUBLIC SERVICES

3.15.1 **Thresholds of Significance**

Consistent with the 2016 CEQA Checklist (CEQA Guidelines Appendix G), the proposed project would have a significant impact on public services if it would:

(a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?

Police protection?

Schools?

Parks?

Other public facilities?

3.15.2 **2008 MND Project Impact**

The 2008 MND for the MHC Covina Campus Expansion Project addressed impacts to public services from development of 171 new residences and an assisted living/memory skilled nursing facility. The 2008 MND determined the new demand for public services would have potentially significant impacts to fire projection, police protection, schools, parks and other public facilities (Threshold a). Mitigation Measures PS-1 through PS-5 were required to reduce potential impacts to public services to less-than-significant levels. The required mitigation measures are as follows:

PS-1: The project shall pay the appropriate development impact fees pursuant to City of Covina Resolution No. 05-6475 and/or through the project's Development Agreement.

PS-2: The project shall pay the appropriate development impact fees pursuant to City of Covina Resolution No. 05-6475 and/or through the project's Development Agreement.

PS-3: The project shall pay the appropriate development impact fees pursuant to City of Covina Resolution No. 05-6475 and/or through the project's Development Agreement.

PS-4: The project shall pay the appropriate development impact fees pursuant to City of Covina Resolution No. 05-6475 and/or through the project's Development Agreement.

PS-5: The project shall pay the appropriate development impact fees pursuant to City of Covina Resolution No. 05-6475 and/or through the project's Development Agreement.

3.15.3 **Proposed SNF Project Impact**

The proposed SNF project includes the development of senior residences similar to the original project; with a reduced residential capacity of 21 units. The project demand for public services would be reduced from the development levels originally approved for Parcel D in the MHC Covina Campus Expansion Project. However, development impact fees would not change if they are based on unit count instead of room count, since the 2008 approval and 2016 proposal for Parcel D entitled for 1 unit remain the same. Mitigation Measures PS-1 through PS-5 are required to reduce potential impacts to public services to less-than-significant levels. These measures are sufficient to reduce public service impacts related to the SNF project to a less-than-significant level. The proposed SNF project would not result in new significant or more severe impact than that identified in the 2008 MND; there are no new circumstances or information that require the evaluation of new mitigation measures or alternatives.

3.15.4 **Determination**

The proposed SNF project does not change the impacts or mitigation measures found in the 2008 MND.

3.16 RECREATION

3.16.1 **Thresholds of Significance**

Consistent with the 2016 CEQA Checklist (CEQA Guidelines Appendix G), the proposed project would have a significant impact on recreation if it would:

(a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or

(b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

3.16.2 **2008 MND Project Impact**

The 2008 MND for the MHC Covina Campus Expansion Project determined that new campus development with senior housing would have no impacts on recreation. The project included

recreational facilities for the senior residents on-site and was not expected to result in a substantial increase in use of off-site public parks and recreational facilities (Threshold a). Construction of the on-site recreational facilities was found not to have an adverse physical effect on the environment (Threshold b). No mitigation was required.

3.16.3 Proposed SNF Project Impact

The proposed SNF project would be similar to the development on Parcel D previously evaluated in the 2008 MND. The proposed SNF project would reduce the amount of skilled nursing/memory care units constructed. The project would have no impact on public recreation facilities as described in the 2008 MND. The SNF project would not result in new significant or more severe impact than that identified in the 2008 MND; there are no new circumstances or information that require the evaluation of new mitigation measures or alternatives.

3.16.4 Determination

The proposed SNF does not change the impacts or mitigation measures found in the 2008 MND

3.17 TRANSPORTATION AND TRAFFIC

3.17.1 Thresholds of Significance

Consistent with the 2016 CEQA Checklist (CEQA Guidelines Appendix G), the proposed project would have a significant impact on transportation and traffic if it would:

(a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit;

(b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways;

(c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks;

(d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment);

(e) Result in inadequate emergency access; or

(f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.

3.17.2 2008 MND Impact Summary

The 2008 MND for the MHC Covina Campus Expansion Project determined that all potential impacts to traffic and transportation from the project were less than significant. The traffic reports prepared for the original project found that the study area intersections would operate at acceptable Levels of Service (LOS A) after completion of the project (Thresholds a and b, Weston Pringle and Associates, 2005 and 2006; Overland Traffic Consultants, Inc., 2007a). Construction traffic from the project would be short-term and would adhere to traffic control requirements (Thresholds a and b). The 2008 MND found the project would have no impact to air traffic patterns (Threshold c), and a less-than-significant impact from hazards due to a design feature or incompatible uses (Threshold d). The campus development plan included two new emergency access driveways along South Reeder Avenue and emergency access roads and would not adversely impact emergency access (Threshold e). The project would have adequate parking based on an estimated demand of 198 spaces and provision of 419 spaces (Overland Traffic Consultants, Inc., 2007b). The campus has on-site transit service and pedestrian paths

and the project is not expected to adversely impact existing public transit, bicycle or pedestrian facilities (Threshold f). No mitigation is required.

3.17.3 **Proposed SNF Project Impact**

The proposed SNF project would include development of senior residences similar to the approved project. The project would have a smaller residential capacity than the approved project by 21 units. Residents at the proposed SNF would not drive and, thus, the SNF facility would only result in short-term construction traffic and staff and visitor traffic. The reduced scale of the proposed SNF facility may result in a slight decrease in traffic from the levels analyzed in the 2008 MND due to fewer staff and visitors. The SNF facility would not result in conflicts or impacts related to traffic plans, air traffic patterns, hazards, emergency access and alternate transportation modes similar to the approved project. Thus, the proposed SNF project would have less-than-significant impacts on transportation and traffic. The SNF project would not result in new significant or more severe impact than that identified in the 2008 MND; there are no new circumstances or information that require the evaluation of new mitigation measures or alternatives.

3.17.4 **Determination**

The proposed SNF project does not change the impacts or mitigation measures found in the 2008 MND.

3.18 UTILTIES AND SERVICE SYSTEMS

3.18.1 **Thresholds of Significance**

Consistent with the 2016 CEQA Checklist (CEQA Guidelines Appendix G), the proposed project would have a significant impact on utilities and service systems if it would:

(a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board;

(b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects;

(c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects;

(d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed;

(e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments;

(f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs; or

(g) Comply with federal, state, and local statutes and regulations related to solid waste.

3.18.2 **2008 MND Impact Summary**

The MHC Covina Campus Expansion Project included a total of 171 new residential units and common amenities (334,979 total square feet of floor area) and approx. 304 new parking spaces. The additional population would require new water and wastewater facilities. Water service is provided to the MHC Campus by the Southern California Water Company (SCWC) from company-owned wells and purchased supplies. A portion of the project site is outside of the jurisdictional boundaries of the County Sanitation Districts of Los Angeles County and may

require annexation. Thus, the wastewater flow originating from the proposed project may discharge to a sewer line with is not maintained by the County Sanitation Districts. Mitigation Measure U-1, listed below, was required to mitigate this potential impact to a less than significant level (Threshold b).

U-1: Prior to the issuance of building permits, the project must obtain necessary permits and service agreements with the Los Angeles County Sanitation District and/or City of Covina and/or City of San Dimas jurisdictions, and pay all applicable sewer connection charges to permit new development to connect to existing facilities.

All other potential impacts on utilities and service systems from the approved project were found to be less than significant. The project was found not to exceed the wastewater treatment requirements of the Los Angeles Regional Water Quality Control Board (RWQCB) because construction of the project required a NPDES permit from the RWQCB with requirements for wastewater discharge, BMPs, and a SWPPP (Threshold a). To accommodate storm flows, drainage improvements were included as part of the project, including the use of vegetative swales and infiltration channels, and catch basin inserts (Threshold c). Sufficient water supplies were found to be available to serve the project from existing entitlements (Threshold d). The wastewater treatment provider that serves the site, the Los Angeles County Sanitation District #22, was found to have adequate capacity to serve the project (Threshold e). The project was not expected to result in a substantial increase in solid waste or exceed the capacity of the Puente Landfill which serves the site (Threshold f). The project was to comply with all county and state solid waste diversion, reduction and recycling mandates, including the Countywide Integrated Waste Management Plan and the Los Angeles County Code (Threshold g).

3.18.3 Proposed SNF Project Impact

The proposed SNF project would not result in any new or worsened impacts on utilities or service systems. The proposed project would reduce the original proposed development on Parcel D from two buildings to one, the building size by 1,488 square feet, and the number of units by 21. These changes would result in a decrease in the amount of water used, wastewater generated and solid waste generated compared to the approved project, slightly reducing potential impacts to utilities and service systems from the project. Mitigation Measure U-1 is required to reduce potential impacts to utilities from the campus expansion project to a less-than-significant level. This measure is sufficient to reduce utility impacts related to the SNF project to a less-than-significant level. The SNF project would not result in new significant or more severe impact than that identified in the 2008 MND; there are no new circumstances or information that requires the evaluation of new mitigation measures or alternatives.

3.18.4 Determination

The proposed SNF project does not change the impacts or mitigation measures found in the 2008 MND.

3.19 MANDATORY FINDINGS OF SIGNIFICANCE

3.19.1 Thresholds of Significance

Consistent with the 2016 CEQA Checklist (CEQA Guidelines Appendix G), the proposed project would have a significant impact with regard to mandatory findings of significance if it would:

(a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory;

(b) Have impacts that are individually limited, but cumulatively considerable ("Cumulatively considerable" means that the incremental effects of a project are considerable when

viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects); or

(c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

3.19.2 **2008 MND Impact Summary**

The 2008 MND for the MHC Covina Campus Expansion Project determined that the project impacts related to biological resources and cultural resources would be mitigated to a less-than-significant level. With mitigation, the project would not to have the potential to degrade the quality of the environment; reduce the habitat of a fish or wildlife species; cause a fish or wildlife population to drop below self-sustaining levels; threaten to eliminate a plant or animal community; reduce the number or restrict the range of a rare or endangered plant or animal; or eliminate important examples of California history or prehistory. The project site is already developed and is in an urban area and thus was found to be unlikely to disturb sensitive natural or cultural resources (Threshold a).

The 2008 MND found no project impacts that were individually limited, but cumulatively considerable. The project was found not to contribute to cumulative impacts to resources where it was found to have no impacts, such as agricultural, forestry and mineral resources, and was in other cases found to have site-specific less than significant impacts that were not expected to combine with other projects, or to have potentially significant impacts that were reduced to less-than-significant levels and therefore were not cumulatively considerable (Threshold b).

The 2008 MND also determined that the project would not have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly (Threshold c).

3.19.3 **Proposed SNF Project Impact**

The proposed SNF project reduces the development footprint and does not involve any changes that could result in new impacts with respect to mandatory findings than those considered in the 2008 MND. As identified in this checklist, the proposed project would not result in a new or substantially more severe significant effect than that considered in the 2008 MND. The project would result in substantially the same type of development at a reduced intensity, and remain subject to plans, permits, and approvals that are substantially the same as that considered in the 2008 MND. Therefore, the proposed project results in less overall change and impact to the environment than described in the 2008 MND.

There are no new development projects completed or reasonably foreseeable future projects in the project area that would significantly increase project impacts. The proposed SNF would not result in new significant or more severe impact than that identified in the 2008 MND; there are no new circumstances or information that require the evaluation of new mitigation measures or alternatives.

3.19.4 **Determination**

The proposed SNF project does not change the impacts or mitigation measures found in the 2008 MND.

Chapter 4. References

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Appendix A. MHC Skilled Nursing and Memory Care Facility Preliminary Draft Site Plans