

PLANNING COMMISSION
RESOLUTION NO. 22-6114

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
WEST COVINA, CALIFORNIA, RECOMMENDING TO THE CITY
COUNCIL APPROVAL OF CODE AMENDMENT NO. 22-03, CODE
AMENDMENT RELATED TO THE MIXED-USE OVERLAY ZONE
STANDARDS**

WHEREAS, the Planning Commission, upon giving the required notice, did on September 13, 2022, conduct a duly advertised public hearing to consider the Code Amendment; and

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

1. It is necessary to amend the municipal code to create the Mixed-Use Overlay zone in order to make zoning consistent with the City's General Plan in allowing residential development in the commercial land use designation.
2. The Mixed-Use Overlay Zone is necessary to meet the Regional Housing Needs Assessment number assigned to West Covina (very low income = 1,649, low income = 848, moderate income 863, above moderate= 1,974: 5,334 total housing units).
3. The proposed action is exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15061(b)(3) of the CEQA Guidelines, in that the proposed action consists of a code amendment, which does not have the potential for causing a significant effect on the environment. The zone change would not result in physical change in the environment. The proposal does not involve any construction or additions to any existing structures.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of West Covina as follows:

SECTION NO. 1: The above recitals are true and correct and are incorporated herein as if set forth herein in full.

SECTION NO. 2: Based on the evidence presented and the findings set forth, Code Amendment No. 22-03 is hereby found to be consistent with the West Covina General Plan and the implementation thereof, and that the public necessity, convenience, general welfare, and good zoning practices require Code Amendment No. 22-03.

ATTACHMENT NO. 2

SECTION NO. 3: Based on the evidence presented and the findings set forth, the Planning Commission of the City of West Covina hereby recommends to the City Council of the City of West Covina that it approves Code Amendment No. 22-03 to amend Chapter 26 (Zoning) of the West Covina Municipal Code as shown on Exhibit “A.”

SECTION NO. 4: The Secretary is instructed to forward a copy of this Resolution to the City Council for their attention in the manner as prescribed by law and this Resolution shall go into force and effect upon its adoption.

I HEREBY CERTIFY, that the foregoing Resolution was adopted by the Planning Commission of the City of West Covina, at a regular meeting held on the 13th day of September, 2022, by the following vote.

AYES:

NOES:

ABSTAIN:

ABSENT:

DATE: September 13, 2022

Nickolas Lewis, Chairman
Planning Commission

Paulina Morales, Secretary
Planning Commission

EXHIBIT A

ORDINANCE NO. ###

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WEST COVINA, CALIFORNIA APPROVING CODE AMENDMENT NO. 22-03, RELATED TO THE MIXED USE OVERLAY ZONE STANDARDS

WHEREAS, on September 13, 2022, the Planning Commission conducted a duly noticed public hearing as prescribed by law regarding proposed Code Amendment No. 22-03 and approved Planning Commission Resolution No. 22-6114, recommending that the City Council approve Code Amendment No. 22-03; and

WHEREAS, on _____, 2022, the City Council conducted a duly noticed public hearing as prescribed by law regarding this ordinance approving Code Amendment No. 22-03; and

WHEREAS, based on review of the State CEQA Guidelines, the City Council finds and determines that the ordinance is statutorily exempt from the California Environmental Quality Act (CEQA) under Section 15061(b)(3) of the CEQA Guidelines, which provides that CEQA only applies to projects that have the potential for causing a significant effect on the environment, and the zone change would not result in physical change in the environment and does not involve any construction or additions to any existing structures; and

WHEREAS, the City Council has duly considered all information presented to it, including written staff reports and any testimony provided at the public hearing, with all testimony received being made a part of the public record.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WEST COVINA, CALIFORNIA, DOES ORDAIN AS FOLLOWS:

SECTION 1: Section 26-566 of Chapter 26, Article X, Division 3 of the West Covina Municipal Code is hereby amended to read as follows with the accompanying land-use matrix/chart remaining unchanged:

The following development standards shall apply for nonresidential zones. All mixed-use development within the overlay zone shall comply with standards set forth in Article XIII, Division 5 (Mixed-Use Overlay) of this chapter.

SECTION 2: Division 5 of Article XIII, Chapter 26 of the West Covina Municipal Code is hereby amended to read as follows:

DIVISION 5. MIXED-USE OVERLAY

Sec. 26-741.100. Purpose and Location.

The purpose of the mixed-use overlay is to classify and set standards for the orderly development of mixed-use development on underutilized sites identified in the 2021-2029

Housing Element in a manner that will provide a desirable residential living environment with compatible commercial uses. It is intended that the overlay will create a mixed-use environment with integrated, complementary residential and commercial development on the same parcel or a contiguous group of parcels.

Sec. 26-741.110. Permitted Uses.

No building or improvement or portion thereof in the mixed-use overlay shall be erected, constructed, converted, established, altered, or enlarged, nor shall any lot or premises be used except for one (1) or more of the following purposes;

- (a) Uses as specified in the N-C Neighborhood Commercial, S-C Service Commercial or R-C Regional Commercial zone districts shall apply to stand-alone commercial.
- (b) Single-family detached or attached condominium dwellings.
- (c) For the purpose of this Chapter, stock cooperatives and community apartments shall be treated as condominiums.
- (d) Multiple-family condominium or apartment dwellings.
- (e) Accessory buildings.
- (f) Household pets: Provided that no more than three (3) adult dogs or four (4) adult cats, or a combination of three (3) such animals, may be kept in any dwelling unit at any one time.
 - (1) Notwithstanding the household pets permitted to be kept as set forth above, no wild and dangerous or wild and potentially dangerous animal or animals, (as defined in section 6-1 of this Code) shall be brought into, kept, harbored, possessed, liberated, or maintained on any portion of any lot or within any building or structure thereon.
 - (i) This prohibition shall not apply to any offspring of any legally kept wild animal until such offspring reaches the age of four (4) months.
 - (ii) This prohibition shall not apply to any circus or show involving the temporary exhibition of wild animals when otherwise permitted under this Code.
- (g) Home occupations as set forth in Article XII, Division 5 of this Chapter.
- (h) Conversions of apartments to condominiums.
 - (1) Any proposal to convert existing apartments to condominiums shall be subject to the approval of a conditional use permit, and the filing and approval of a subdivision map pursuant to the requirements of Division 5 of this Article.
 - (2) Conversion of apartments to condominiums shall be subject to all regulations pertaining to the mixed-use overlay.
- (i) Live-work units.
- (j) State authorized large and small family daycare homes.
- (k) Supportive housing if the proposed development satisfies all of the following requirements:

- (1) Units within the development are subject to a recorded affordability restriction for 55 years.
 - (2) One hundred percent of the units, excluding managers' units, within the development are dedicated to lower income households and are receiving public funding to ensure affordability of the housing to lower income Californians. For purposes of this paragraph, "lower income households" has the same meaning as defined in Section 50079.5 of the Health and Safety Code.
 - (3) At least 25 percent of the units in the development or 12 units, whichever is greater, are restricted to residents in supportive housing who meet criteria of the target population. If the development consists of fewer than 12 units, then 100 percent of the units, excluding managers' units, in the development shall be restricted to residents in supportive housing.
 - (4) The developer provides the Planning Division with the information required by Section 65652 of the California Government Code (CGC).
 - (5) Nonresidential floor area shall be used for onsite supportive services in the following amounts:
 - a. For a development with 20 or fewer total units, at least 90 square feet shall be provided for onsite supportive services.
 - b. For a development with more than 20 units, at least 3 percent of the total nonresidential floor area shall be provided for onsite supportive services that are limited to tenant use, including, but not limited to, community rooms, case management offices, computer rooms, and community kitchens.
 - (6) The developer replaces any dwelling units on the site of the supportive housing development in the manner provided in paragraph (3) of subdivision (c) of Section 65915 of the CGC.
 - (7) Units within the development, excluding managers' units, include at least one bathroom and a kitchen or other cooking facilities, including, at minimum, a stovetop, a sink, and a refrigerator.
- (l) Low barrier navigation centers if the proposed development meets the following requirements:
- (1) It offers services to connect people to permanent housing through a services plan that identifies services staffing.
 - (2) It is linked to a coordinated entry system, so that staff in the interim facility or staff who collocate in the facility may conduct assessments and provide services to connect people to permanent housing.
 - (3) It complies with Chapter 6.5 (commencing with Section 8255) of Division 8 of the Welfare and Institutions Code.
 - (4) It has a system for entering information regarding client stays, client demographics, client income, and exit destination through the local Homeless Management Information System as defined by Section 578.3 of Title 24 of the Code of Federal Regulations.

Sec. 26-741.120. Vehicles in the Mixed-use Overlay.

The provisions of Section 26-438 shall apply to the size, number and location of parked and stored vehicles within the mixed-use overlay.

Sec. 26-741.130. Precise Plan Required.

The filing of a precise plan of design shall be required as part of an application for a mixed-use development and as specified in Article VI, Division 2, of this Chapter. Such precise plans of design shall conform to Planning Commission Resolution No. 567.

The review and approval process for an eligible Senate Bill 35 (SB35) housing project shall adhere to CGC Section 65913.4, as amended. For eligible SB35 projects and/or any multi-family residential projects providing a minimum of 20-percent of the total dwelling units reserved for low-income households subject to a deed restriction, the Community Development Director shall approve or deny the ministerial Precise Plan based on the West Covina Multi-Family Objective Design Standards (2022) adopted by the City. Within 30 days of such action, the Community Development Director shall prepare a report to the Planning Commission, providing a description of the project and the nature of the approval. Any such Precise Plan approved under SB35 shall be valid for a period of three (3) years, with one (1) additional extension of time in a one-year increment. The Community Development Director or their designee may approve a one-year extension if the project proponent provides documentation that there has been significant progress toward getting the development construction ready, such as, but not limited to, the filing of a building permit application.

Sec. 26-741.140. Building Design and Site Design Standards.

All multi-family housing units shall comply with the general building design and site design standards in the West Covina Multi-Family Objective Design Standards document. The approved architectural treatment shall be used throughout the development.

Sec. 26-741.150. Contents of Copies of CC & R's.

Copies of conditions, covenants and restrictions that will apply to a proposed condominium project shall be submitted after the approval of a project and approved by the Community Development Director or their designee and City Attorney, and recorded by the applicant. These CC & R's shall:

- (a) Provide a statement that ensures that each residential unit shall be used as a residence for a one family unit only.
- (b) Provide for perpetual maintenance of grounds and buildings.
- (c) Include a full statement of the age of the building and any modification and refurbishing started or completed within one (1) year of offering the project for sale as a condominium.
- (d) Provide an explanation to the buyer of his responsibility for sharing the maintenance and upkeep of buildings and structures within the project other than his own unit.

(e) Provide that the names of the officers and members of the board of governors or homeowners association shall be filed annually with the city clerk.

(f) Include the following certificate on the title sheet dedication clause of the subdivision map:

"WE HEREBY DEDICATE TO THE CITY OF WEST COVINA THE RIGHT TO PROHIBIT THE CONSTRUCTION OF ADDITIONAL RESIDENTIAL BUILDINGS THEREON, EXCEPT FOR ADDITIONAL PARKING, RECREATIONAL FACILITIES, AND ACCESSORY BUILDINGS OVER THE AREA DESIGNATED AS THE COMMON AREA."

Sec. 26-741.160. Density.

(a) The maximum number of dwelling units shall not exceed the maximum density identified in the General Plan. Contiguous parcels which are part of a large, multi-building and multi-use development shall be considered as one site, provided the residential and commercial uses are integrated and pedestrian connections are provided from any residential building to commercial buildings.

Sec. 26-742.100. Floor Area Ratio.

- (a) There shall be a minimum gross floor area ratio of 0.15 of leasable commercial square footage.
- (b) The floor area ratio may be calculated on an area wide basis for contiguous parcels which are part of a large, multi-building development. To qualify for an area wide floor area ratio calculation, a project must be integrated in design and function, and the owner/developer of each parcel must record deed restrictions preserving the minimum floor area ratio of commercial square footage for the multi-building development.
- (c) Subterranean and above-grade parking structures shall not be included in the required minimum floor area ratio.

Sec. 26-742.120. Building Setbacks from Property Lines.

The building setback from the property line shall be governed by the following table:

Front	Side Interior	Street Side	Rear	Side/Rear Abutting R-A/R-1/Single-Family Residential Use
15'	10'	15'	15'	1-story - 15' 2-story - 25' 3-story - 40'

Sec. 26-742.130. Building Separation.

- (a) The minimum building separation between main buildings shall be ten (10) feet or as required by the California Building Code, whichever is more restrictive.
- (b) There shall be no minimum building separation between a main building and an accessory building or between accessory buildings, except as required by the California Building Code.

Sec. 26-742.140. Maximum Building Height.

Maximum building height when within one hundred (100) feet of the residential agriculture (R-A) or residential single-family (R-1) zones or an existing single-family residential use shall be forty-five (45) feet.

- (a) All buildings containing any residential use shall be limited to forty-five (45) feet except within the area bounded by Citrus Street to the west, Workman Street to the north, Barranca Avenue to the east, and the Interstate 10 to the south (also known as Eastland Center) shall have a maximum building height of seven (7) stories or eighty-five (85) feet
- (a) Buildings containing only non-residential uses have no height limit, except as described above and as limited by the Federal Aviation Administration (FAA).

Sec. 26-742.150. Off-street Parking.

This section identifies the required parking for residential uses within the Mixed-Use Overlay. Parking for non-residential uses shall be per the underlying zone.

- (a) Parking for all residential units within the Mixed-Use Overlay shall be as follows:
 - One (1) covered parking space per studio unit;
 - One and a half (1.5) covered spaces per 1-bedroom unit;
 - Two (2) spaces covered per 2-bedroom or larger unit.
- (b) Guest parking shall be provided at a minimum of one (1) space for every four (4) dwelling units.
- (d) Each covered parking space for residential uses shall be at least ten (10) feet wide by twenty (20) feet.
- (e) Each uncovered space for residential uses shall be at least nine (9) feet wide and twenty (20) feet long.
- (f) Covered or uncovered spaces, when adjacent to walls where door swings would block exiting from a car, shall be at least eleven (11) feet wide.
- (g) Parking spaces shall be permanently maintained for required parking and shall not be used for personal storage, storage of boats, campers, or recreation vehicles.
- (h) No carport or garage shall open directly upon a public street.
- (i) No off-street parking shall be permitted within any front or side yard setback area when adjacent to a public street.

- (j) Shared parking may be permitted between parking for residential guest and non-residential uses, provided peak parking demand occurs at differing times. Shared parking shall be subject to preparation of a shared parking analysis. The analysis shall be reviewed pursuant to an Administrative Use Permit and approved by the City Traffic Engineer.

- (k) All parking areas shall conform to Planning Commission Resolution No. 2513.

Sec. 26-742.160. Recreational-leisure Space.

A minimum of two hundred (200) square feet per dwelling unit of usable recreational/leisure space in the form of common and private open space shall be provided. Such space shall have a minimum dimension of fifteen (15) feet width by fifteen (15) feet depth for common open space and five (5) feet in depth for private open space. Recreational/leisure space shall be distributed throughout the development and readily accessible from all dwelling units. Swimming pools, putting greens, court game facilities, recreational buildings, gymnasiums, and other similar facilities may be included areas common open space.

Sec. 26-742.170. Pedestrian Access.

- (a) A minimum of fifty percent (50%) of the proposed dwelling units shall have direct pedestrian access from the dwelling unit to an exterior walkway along a street, drive, paseo, or park/open space without going through. A common breezeway or hallway does not meet this requirement. The area bounded by Citrus Street to the west, Workman Street to the north, Barranca Avenue to the east, and the Interstate 10 to the south (also known as Eastland Center) is exempt from this requirement due to the higher intensity envisioned for this area.
- (b) All projects where at least sixty-six percent (66%) of the proposed new square footage is intended for residential occupancy shall comply with the West Covina Multi-Family Objective Design Standards.

Sec. 26-742.180. Landscaping Criteria.

- (a) All open areas with the exception of vehicular accessways and parking areas, pedestrian walkways, and paved or covered recreational facilities, shall be landscaped and irrigated with a fully automatic system in conformance with this Division. Such landscaping and irrigation shall be permanently maintained in a functional, dust free, disease free, and weed free condition.
- (b) No planting area shall be less than twenty-four (24) square feet or less than three (3) feet in width (inside dimensions) with the exception of raised planter boxes.
- (c) Parking lot trees. An average of at least one (1) tree (minimum fifteen (15) gallon) of a species satisfactory to the Community Development Director or their designee shall be planted for every ten (10) single row parking stalls or every twenty (20) double row parking stalls within the parking lot.
- (d) There shall be a minimum three (3) foot wide (inside dimension) landscape planter separating a building or wall from a driveway or parking area.

- (e) Landscaping shall consist of combinations of trees, shrubs, and ground covers with careful consideration given to eventual size and spread, susceptibility to disease and pests, durability, and adaptability to existing soil and climatic conditions. A majority of plant material used through a development must be specimen-size material (a combination of twenty-four (24) inch-box, thirty-six (36) inch-box and fifteen (15) gallon trees and minimum five (5) gallon for shrubs).
- (f) Unused space resulting from the design or layout of parking spaces or accessory structures which is over twenty-four (24) square feet shall be landscaped.
- (g) All planted areas shall be surrounded by a concrete curb six (6) inches above final grade or above asphalt level of the parking lot. However, when such planted areas lie adjacent to a concrete sidewalk, masonry wall, or a building, a raised concrete curb need not be provided in the adjacent area.
- (h) A minimum of six (6) feet of either the rear or side yard adjacent to residential zoning or development shall be landscaped with specimen plant materials with trees planted at least twenty (20) feet on center, subject to the approval of the Community Development Director or their designee, and as represented on the approved landscaping plan.
- (i) Undeveloped areas proposed for future expansion shall be maintained in a weed free and dust free condition.
- (j) Landscape areas, whether installed pursuant to this Chapter or not, shall be maintained free of litter and diseased or dead plants. Diseased, dead, damaged and/or disfigured plants shall be replaced as deemed necessary by the Community Development Director or their designee. Irrigation systems and their components shall be maintained in a fully functional manner consistent with the originally approved design and the provisions of this division.

Landscapes shall be maintained to ensure water efficiency and minimize water waste leading to excessive runoff, low-head drainage, overspray and other similar conditions where water flows onto adjacent property, non-irrigated areas, walks, roadways or structures. A regular maintenance schedule should include but not be limited to, checking, adjusting, and repairing irrigation equipment; resetting the automatic controller; aerating and dethatching turf areas; replenishing mulch; fertilizing; pruning; and weeding in all landscaped areas. All tree pruning shall be performed in compliance with acceptable standards as set forth by the Western Chapter international Society of Arborists.

- (k) The landscaping and irrigation plan shall be approved by the Community Development Director or their designee subject to the following criteria.
 - (1) Landscape and irrigation plans for projects with required landscaping consisting of five thousand (5,000) square feet or more, shall be prepared by a licensed landscape architect.
 - (2) The Community Development Director or their designee has the right to disapprove a landscaping plan if the quantity, size, type, placement, and use of plant material do not meet the minimum requirements of this section. The Community Development Director or their designee shall also determine whether

the type, size, and location of the proposed landscaping is appropriate given the scale and design of the development.

- (l) All landscape areas and irrigations systems shall be subject to the water efficiency provisions contained in Division 1, of Article XIV of Chapter 26 of this Code, and the Planning Commission Guidelines for Water Efficient Landscaping, unless specifically exempted by those water efficiency provisions.

Sec. 26-742.190 Walls and Fences.

- (a) A minimum thirty-six (36) inch high concrete, masonry, or decorative block wall shall be provided and maintained on the outside perimeter of all off-street parking areas abutting or visible from a public street, except at points of ingress and egress for vehicular or pedestrian traffic. The wall shall be set back a minimum of five (5) feet from the property line and this setback area shall be landscaped. Other materials may be used if approved by the Planning Commission.

In lieu of the thirty-six (36) inch high screen wall, land contouring and landscaping equivalent to thirty-six (36) inches in height, or a combination of wall and land contouring, may be provided.

- (b) A six (6) foot high concrete, masonry, or decorative block wall when abutting single-family zone or use:
 - 1. A six (6) foot high concrete, masonry or decorative block wall shall be provided and maintained on the boundary of any mixed-use overlay property which abuts or lies across a public alley from a residential-agricultural (R-A) or single-family (R-1) zone or existing single-family residential use, except in the front setback area, where said wall shall not be higher than thirty-six (36) inches.
 - 2. When there is a difference in site elevation and the abutting property zoned R-A or R-I is a minimum of six (6) feet higher than the development site designated as the mixed-use overlay, at the discretion of the Planning Commission, the requirements for a six (6) foot high wall may be waived.
- (c) The height of all walls shall be measured from the highest finished grade within the required adjacent setback.
- (d) All walls shall be compatible with the architectural style of the proposed building. Walls shall be constructed with decorative masonry materials, such as but not limited to enhanced precision block, split-face block, concrete, horizontal wood planks, or material of similar appearance, maintenance, and structural durability.
- (e) Fences may use wood or vinyl materials. Chain link fence material is prohibited. Fences and walls located along the side or rear property lines which are not along street frontages shall be solid fences or walls. Open fences, which feature wrought iron/tubular steel, may be permitted to capture scenic views offered by a property line that adjoins a permanent open space area and/or where the yard does not require screening.

Sec. 26-742.200. Refuse and Recycling Collection and Storage.

When used, all outdoor trash, garbage, recycling and refuse containers shall be screened on all sides from public view by a minimum five and one-half (5½) foot high concrete, masonry or decorative block wall and the opening provided with a gate of solid material. The enclosure shall have a solid roof or coverage that is architecturally compatible with other structures on site. Such area shall be so located as to be easily accessible for trash and recyclable material pick up.

Any new or existing multi-family development project of five (5) or more units or producing four (4) cubic yards or more of green/yard waste per week shall provide adequate, accessible and convenient areas for collecting and loading recyclable and organics recycling materials as defined in this Section. These requirements may be waived if the applicant proposes to have the landscaping and/or maintenance company haul and recycle green/yard waste. Projects electing this alternative will be conditioned to provide this service and will be required to provide the landscape maintenance agreement stating such prior to the issuance of a Certificate of Occupancy.

The following guidelines will be applied to development projects providing enclosures:

- (1) Recycling areas shall be designed to be architecturally compatible with nearby structures and with the existing topography and vegetation.
- (2) The design and construction of recycling areas shall be secure.
- (3) A sign clearly identifying all recycling collection and loading areas and the materials accepted therein shall be posted adjacent to all points of direct access to the recycling areas.
- (4) Areas for recycling and organics recycling shall be adequate in capacity, number, and distribution to serve the development project.

The Community Development Director or their designee shall review each application for adequate design and area allocation suitable to the particular recycling and organics recycling program or process to be in effect at the development project and shall apply these requirements and guidelines accordingly.

Any and all separate recycling area(s) shall be located so they are at least as convenient for those persons who deposit, collect and load the recyclable materials placed therein as the location(s) where solid waste is collected and loaded. Whenever feasible, areas for collecting and loading recyclable materials shall be part of or adjacent to the solid waste collection areas.

Sec. 26-742.210. Lighting.

All lighting of the building, landscaping, parking area, or similar facilities shall be hooded and directed to reflect away from adjoining properties.

Sec. 26-742.220. Mechanical equipment.

All ground-mounted mechanical equipment shall be screened behind a permanent structure or landscape as allowed by the utility provider. All roof-top mechanical equipment shall be placed behind a permanent parapet wall and shall be completely screened from view from abutting public streets. In the event the abutting public street is at a higher elevation than the top of the mechanical equipment on the roof, no screening of the equipment shall be necessary from

the public street at the higher elevation. Such screening shall be as high as the highest portion of the equipment or ducting and shall be permanently maintained. All wall air-conditioner units shall be screened from view with material that is compatible and in harmony with the architectural styling and detailing of the building.

Sec. 26-742.230. Underground utilities.

- (a) All utilities shall be underground in accordance with the Municipal Code and approved by the city engineer.
- (b) All utility hardware shall be placed underground or shall be screened from view with a decorative block or masonry wall or landscaping. Such screening shall be as high as the highest portion of the equipment and shall be permanently maintained.

Sec. 26-63. - Definitions.

CC & R's shall mean conditions, covenants and restrictions of any condominium project, community apartment house or any other planned development.

Common areas shall mean the entire residential project excepting all units therein granted or reserved to individual units.

Community apartment shall mean An apartment in which an undivided interest in the land is coupled with the right of exclusive occupancy of any apartment located thereon.

Condominium shall mean an estate in real property consisting of an undivided interest in common in a portion of a parcel of real property, together with a separate interest in a space in a residential building on such property.

Condominium project shall mean either of the following:

- (a) The entire parcel of real property divided, or to be divided, into condominiums, including all structures thereon.
- (b) The entire parcel of real property converted or to be converted into condominiums, as defined in section 24-466, including all structures thereon.

Coordinated entry system shall mean a centralized or coordinated assessment system developed pursuant to Section 576.400(d) or Section 578.7(a)(8), as applicable, of Title 24 of the Code of Federal Regulations, as those sections read on January 1, 2020, and any related requirements, designed to coordinate program participant intake, assessment, and referrals.

Low barrier shall mean best practices to reduce barriers to entry, and may include, but is not limited to, the following:

1. The presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth;
2. Pets;
3. The storage of possessions; or
4. Privacy, such as partitions around beds in a dormitory setting or in larger rooms containing more than two beds, or private rooms.

Low barrier navigation center shall mean a Housing First, low barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.

Supportive housing shall mean housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

Stock cooperative shall mean a corporation which is formed or availed of primarily for the purpose of holding title to, either in fee simple or for a term of years, improved real property, if all or substantially all of the shareholders of such corporation receive a right of exclusive occupancy in a portion of the real property, title to which is held by the corporation, which right of occupancy is transferable only concurrently with the transfer of the share or shares of stock in the corporation held by the person having such right of occupancy.

SECTION 3: The City Clerk shall certify to the passage of this ordinance and shall cause the same to be published as required by law.

SECTION 4: This ordinance shall take effect and be in force thirty (30) days from and after the date of its passage.

PASSED, APPROVED AND ADOPTED this _____ day of _____, 2022.

Dario Castellanos
Mayor

APPROVED AS TO FORM

Thomas P. Duarte
City Attorney

ATTEST

Lisa Sherrick
Assistant City Clerk

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)
CITY OF WEST COVINA)

I, Lisa Sherrick, Assistant City Clerk of the City of West Covina, do hereby certify the foregoing Ordinance, being Ordinance No. _____, was introduced at the _____, 2022 regular Council meeting and adopted at a regular meeting of the City Council on _____, 2022, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Lisa Sherrick
Assistant City Clerk