

PLANNING COMMISSION

RESOLUTION NO. 23-6122

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST COVINA, CALIFORNIA, DETERMINING THAT THE VACATION OF A 1,801 SQ.FT. PROPERTY LOCATED ON THE CORNER OF VINCENT AVENUE AND WEST GARVEY AVENUE NORTH IN THE CITY OF WEST COVINA IS IN CONFORMANCE WITH THE GOALS AND POLICIES OF THE GENERAL PLAN

WHEREAS, THE California Government Code Section 65402 and Street and Highway Code Section 8313 requires that the Planning Commission review the disposition of any property, including street vacation, by the City for conformity with the adopted General plan; and

WHEREAS, the Planning Commission review is intended to assure that the vacation is consistent with the City's long-range objectives; and

WHEREAS, the subject property is a 1,801 sq. ft. portion of the street located on the corner of Vincent Avenue and West Garvey Avenue North. July 20, 2021, the City Council approved General Plan Amendment No. 20-02, Zone Change No. 20-03, Precise Plan No. 20-06, and Tentative Tract Map No. 83166 to allow the development of a 119 unit multifamily residential project (Vincent Place Specific Plan) at the former Vincent School site. When the project was reviewed by the Planning Commission and approved by the City Council, the Tentative Tract Map included notation that the 1,801 sq. ft. portion of the street located on the corner of Vincent Avenue and West Garvey Avenue North would be vacated. The property was subsequently rezoned as Vincent Place Specific Plan and the General Plan land-use designation was changed to Neighborhood - Medium Density Residential; and

WHEREAS, the vacation of the subject property is consistent with the following policies and actions of the West Covina General Plan:

Our Well Planned Community

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

Action 3.3 Adjust regulations for the neighborhoods, districts and corridors to reflect the nature of intended change.

The vacation is necessary for the property to be integrated into and maintained by the multifamily residential development. The subject property was previously used as a part of the former school's grass field that was fenced in with the school property. The subject property will be developed with landscaping and walkways for the multifamily residential development and will be maintained by the Homeowners Association (HOA). The proposed development of the subject property will enhance the aesthetic of the Vincent Avenue and Garvey Avenue corner.

Our Resilient Community - Circulation

Policy 5.1 Promote fine-grained network of complete streets in new and redevelopment projects.

Action 5.1 Adjust development regulations and review processes to require new development and redevelopment projects to provide a fine-grained, interconnected, multimodal transportation network with a balance motor vehicle, pedestrian, bike, and transit amenities.

The vacation of the subject property will not have any impact on the local roadway system because the property was not previously used and is not being proposed to be used as a street, bike lane, and/or pedestrian walkway/sidewalk. The subject property was previously used as a part of the former school's grass field that was fenced in with the school property. The subject property will be developed with landscaping and walkways for the multifamily residential development and will be maintained by the Homeowners Association (HOA). The multifamily residential development will include interconnected private streets and pedestrian walkways, and improvements to the public street.

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

SECTION 1: The Planning Commission hereby determines that the vacation of the 1,801 sq. ft. portion of the street located on the corner of Vincent Avenue and West Garvey Avenue North is in conformance with the adopted General Plan.

SECTION 2: The Planning Commission Secretary shall certify to the adoption of this resolution and shall enter it into the book of original resolutions.

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 14th day of February 2023, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

DATE: February 14, 2023

Nickolas Lewis, Chair
Planning Commission

Paulina Morales, Secretary
Planning Commission