



City of West Covina
Zoning Code Ordinance Update: General Plan Amendments

A. General Plan Page 48.

1. Revisions to figure 2.3.7 Land Use Plan designations.

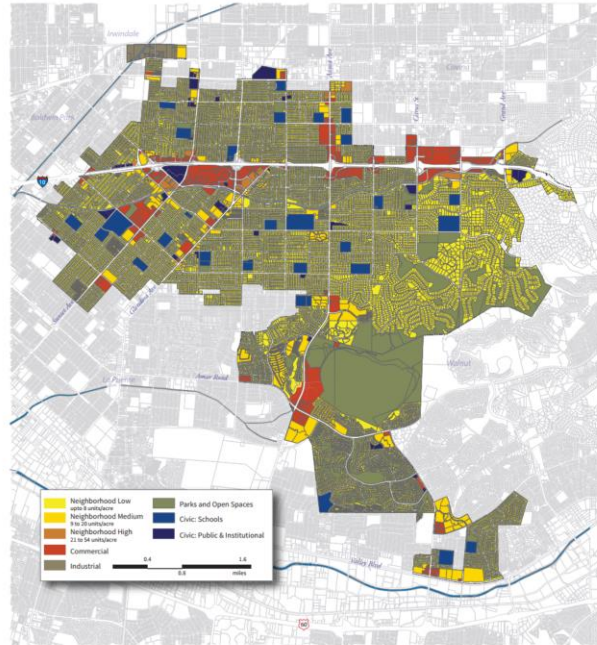


Figure 2.3.7 Land Use Plan

Figure 2.3.7 Land Use Plan designations to be updated due to rezoning.

APN / Address	Existing Zoning / Land Use Designation	Revised Zoning / Land Use Designation
8724013901 / East of Valley and Morganfield Ave.	(P-B) / Neighborhood - Low Density Residential	(O-S) / Parks and Open Spaces
8724013900 / West of Valley and Morganfield Ave.	(P-B) / Neighborhood - Low Density Residential	(O-S) / Parks and Open Spaces
8459025020 / 2017 Garvey Ave. Northwest.	(I-P) / Civic: Public Institutional	(S-C) / Commercial
8459025019 / 2021 Garvey Ave. Northwest	(I-P) / Civic: Public Institutional	(S-C) / Commercial
8459025024 / 2029 Garvey Ave. Northwest	(I-P) / Civic: Public Institutional	(S-C) / Commercial

B. General Plan Page 68.

1. **Replace text:** "The City has a Transportation Demand Management (TDM) Ordinance, found in Chapter 26, Article XIV of the Municipal Code. The code is limited to new non-residential development."



Revised text: “The City has a Transportation Demange Management (TDM) Ordinance, found in Chapter 26, Article 3, Division 7 of the Municipal Code.”

2. Text revisions to Table 4.8 Parking Requirements.

Land Use	Requirement
Residential	
Multi-Family; Condominiums, Mixed Use	2 spaces per dwelling unit, plus 1 guest parking space per 4 units. 2.25 spaces per dwelling unit (including resident and guest parking) 2.1 spaces per dwelling unit (including resident and guest parking) 1.75 spaces per studio or 1BR apartment, 2.25 spaces per 2br or larger unit (including resident and guest parking)
Commercial	
Business, General Retail, Personal Service Restaurant	1 space per 250 square feet. 1 space per 100 square feet of gross floor area. For outdoor dining area, 1 space per 150 square feet of outdoor dining space. 1 space per 3.5 seats + 1 per 40 square feet of assembly area (minimum 10 per establishment)

C. General Plan Page 72

1. Revisions to GP text.

Replace text: “The City’s existing off-street parking requirements of 2.1-2.25 spaces per unit in multifamily residential developments, 1.75-2.25 spaces per unit in the residential component of mixed-use developments and 1 space per 250 square feet in most commercial developments (1 space per 3.5 seats plus 1 per 40 square feet of assembly area, or a minimum of 10 per establishment for restaurants) should be reduced for mixed-use developments in the downtown area in association with the other measures recommended here.”

Revised text: “The City’s existing off-street parking requirements of 2 spaces per unit plus 1 guest parking spaces for each 4 units in multifamily residential developments and for any residential component of mixed-use developments and 1 space per 250 square feet in most commercial developments (1 space per 100 square feet of gross floor area for restaurants, plus 1 space for each 150 square feet of outdoor dining space). ~~should be reduced for mixed-use developments in the downtown area in association with the other measures recommended here.~~