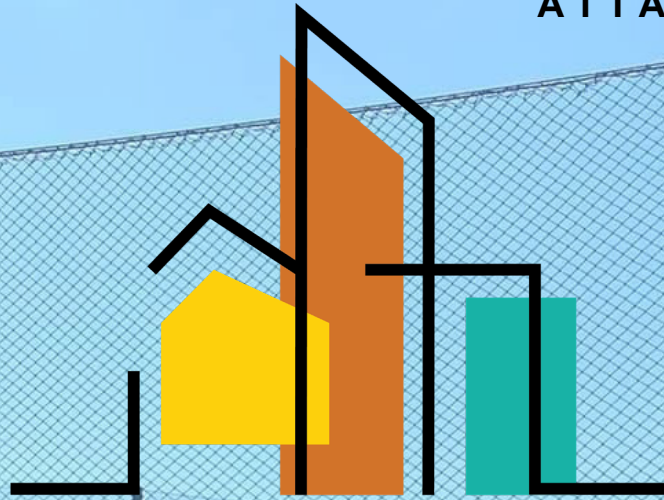




WEST COVINA DEVELOPMENT CODE UPDATE

District Outreach Summaries



Hosted by the City of West Covina, and KTGY
Hosted on March 2022



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PROJECT FLYER



Our Development Code is getting updated!

The Development Code regulates the types of development allowed, as well as where the development may be located and what it would look like. All new construction would need to meet the new Development Code.

For additional information visit:
WestCovinaCodeUpdate.org

Join your district's upcoming community outreach meeting!
Local refreshments & snacks will be provided!

Scan the QR code to sign up for all future meetings.



Contact: DevelopmentCode@WestCovina.org

WEBSITE DATA

28

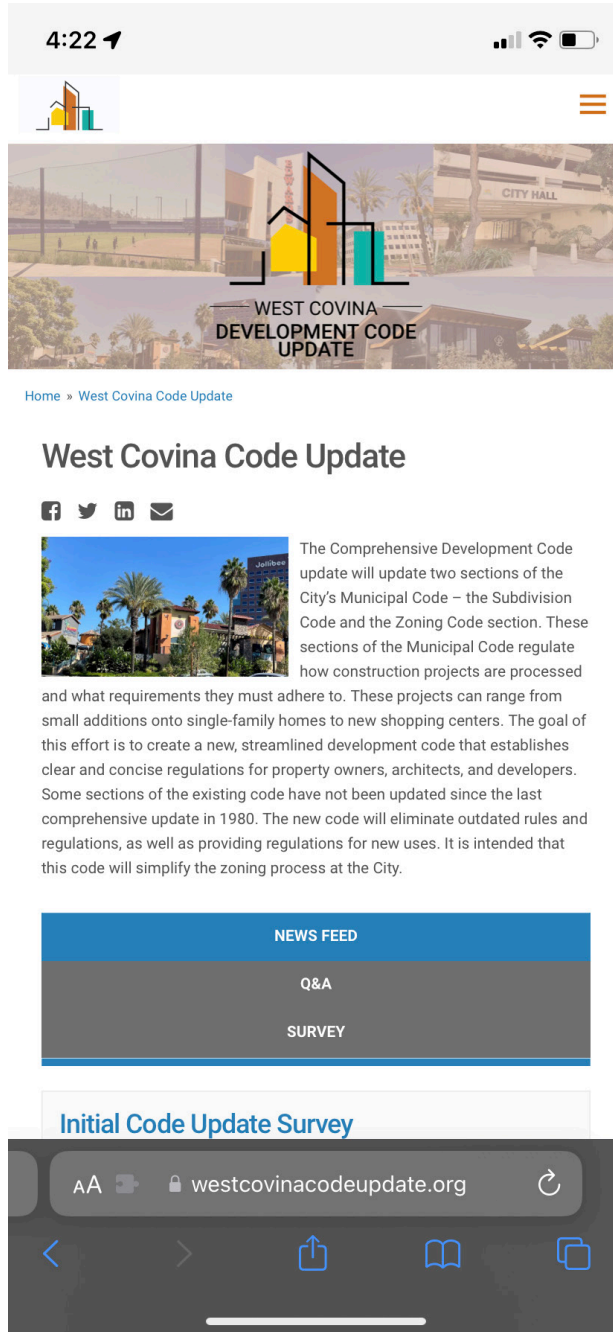
Registered
Participants

1

Survey's
Launched

2

Participants That
Took Survey



556

Total Site Visits

66

Site Visits in Last 30 Days
(Apr. 11, 2022)

149

Most Site Visits in Week
(leading up to 1st & 2nd
Session)

SESSION PHOTOS



SESSION PHOTOS



SOCIAL MEDIA



DISTRICT 1
Development Code Outreach Meeting

Wednesday, March 23, 2022 @6:30pm

***City Council Chambers
1444 W Garvey Avenue S***

westcovinacodeupdate.org for more info



DISTRICT 2
Development Code Outreach Meeting

Monday, March 28, 2022 @6:30pm

***Cameron Community Center
1305 E Cameron Avenue***

westcovinacodeupdate.org for more info



DISTRICT 3
Development Code Outreach Meeting

Wednesday, March 30, 2022 @6:30pm

***Cameron Community Center
1305 E Cameron Avenue***

westcovinacodeupdate.org for more info



DISTRICT 4
Development Code Outreach Meeting

Monday, March 14, 2022 @6:30pm

***Cortez Park Community
2501 E Cortez Street***

westcovinacodeupdate.org for more info



DISTRICT 5
Development Code Outreach Meeting

Wednesday, March 16, 2022 @6:30pm

***Shadow Oak Park
2121 E Shadow Oak Drive***

westcovinacodeupdate.org for more info

YOUTUBE LIVE



WEST COVINA
DEVELOPMENT CODE
UPDATE

What is a Development Code?

A Development Code establishes rules, regulations and procedures to develop property.

Come to one of our next meetings and get more information!

Visit: WestCovinaCodeUpdate.org

Upcoming Outreach Meetings

District #4
March 14, 2022 - 6:30pm - 8pm
Cortez Park Community
2501 E. Cortez Street

District #5
March 16, 2022 - 6:30pm - 8pm
Shadow Oak Park
2121 E. Shadow Oak Drive

District #1
March 23, 2022 - 6:30pm - 8pm
City Council Chambers
1444 West Garvey Avenue South

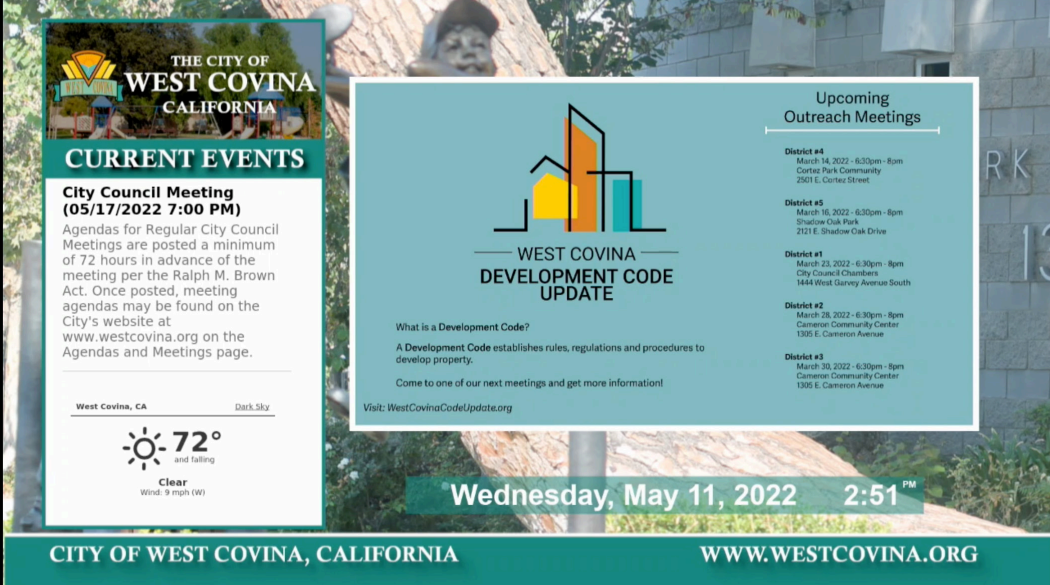
District #2
March 28, 2022 - 6:30pm - 8pm
Cameron Community Center
1305 E. Cameron Avenue

District #3
March 30, 2022 - 6:30pm - 8pm
Cameron Community Center
1305 E. Cameron Avenue



Search



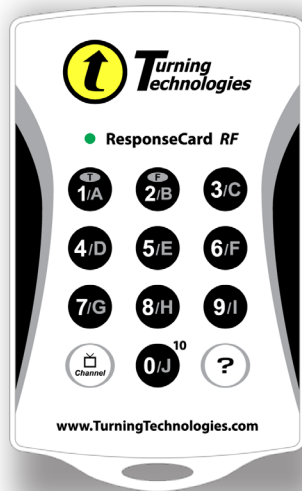


West Covina City Live Stream

1 watching now Started streaming on Mar 28, 2022 West Covina City Live Stream [Open Description](#)

Chat is disabled for this live stream.

OUTREACH DATA COLLECTION



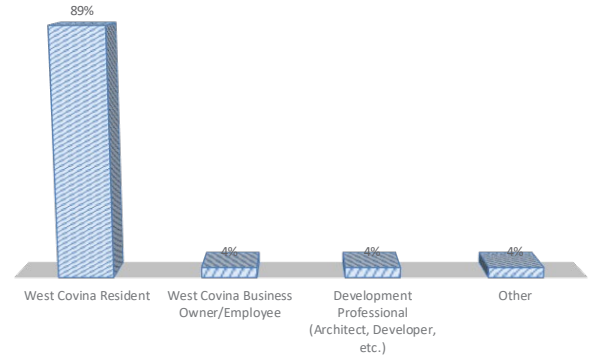
Turning Point remote used to interact with presentations

Turning Point technology allows audience members to interact with the presentation by answering prepared multiple choice questions designed to gauge the preferences of participants. This data is shown live as it is collected during the presentation and is also saved for later analysis by team members, and helps in the plan development process.

PRESENTATION RESPONSE DATA

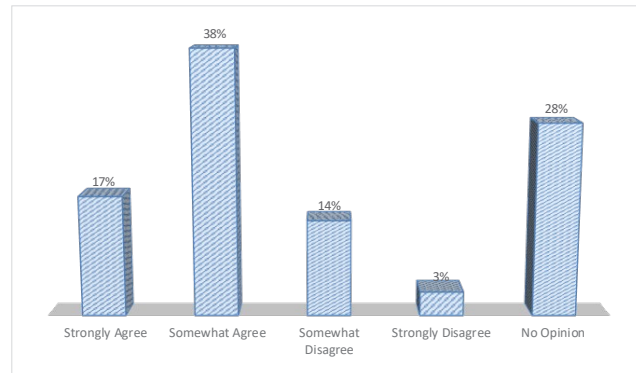
1. I am a...?

	Responses	
	Percent	Count
West Covina Resident	89	24
West Covina Business Owner/Employee	4	1
Development Professional	4	1
Other	4	1



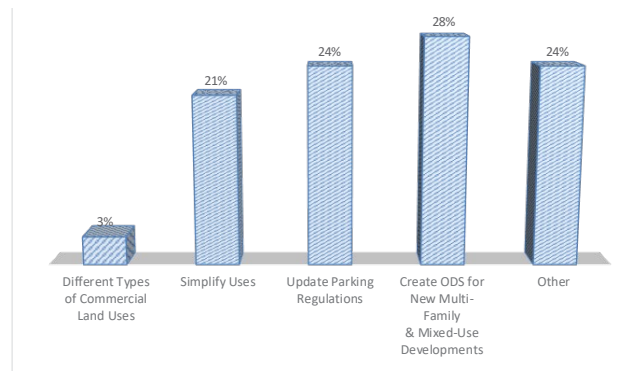
2. In General, I think that the current Zoning Code is too complicated.

	Responses	
	Percent	Count
Strongly Agree	17	5
Somewhat Agree	38	11
Somewhat Disagree	14	4
Strongly Disagree	3	1
No Opinion	28	8



3. What is your highest-priority for the Development Code?

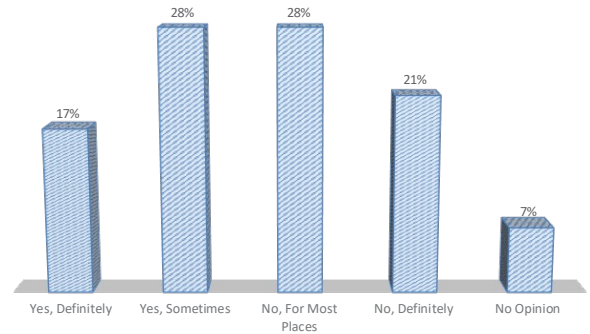
	Responses	
	Percent	Count
Different types of commercial land uses	3	1
Simplify uses	21	6
Update parking regulations	24	7
Create ODS for new multi-family & mixed-use developments	28	8
Other	24	7



PRESENTATION RESPONSE DATA, CONT.

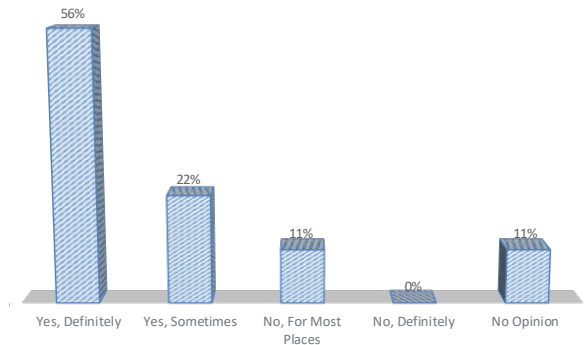
4. For Residential Area, do you think the existing code requires enough parking?

	Responses	
	Percent	Count
Yes, Definitely	17	5
Yes, Sometimes	28	8
No, For Most Places	28	8
No, Definitely	21	6
No Opinion	7	2



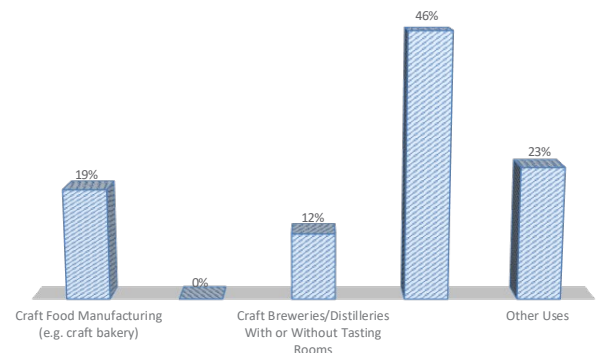
5. For Commercial Areas, do you think the existing code requires enough parking?

	Responses	
	Percent	Count
Yes, Definitely	56	10
Yes, Sometimes	22	4
No, For Most Places	11	2
No, Definitely	0	0
No Opinion	11	2



6. Which Retail Uses, not in the Code, would you like to see?

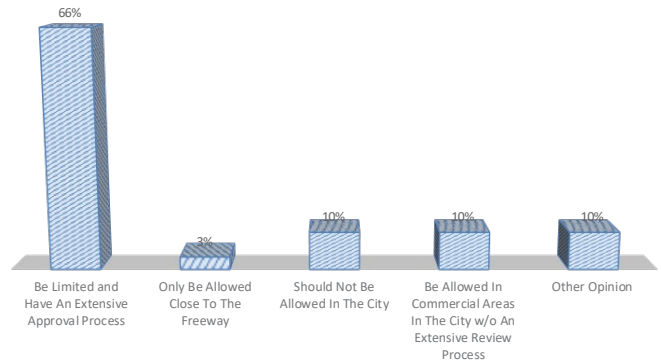
	Responses	
	Percent	Count
Craft Food Manufacturing (e.g. craft bakery)	19	5
Escape Rooms	0	0
Craft Breweries/Distilleries With or Without Tasting Rooms	12	3
All of the Above	46	12
Other Uses	23	6



PRESENTATION RESPONSE DATA

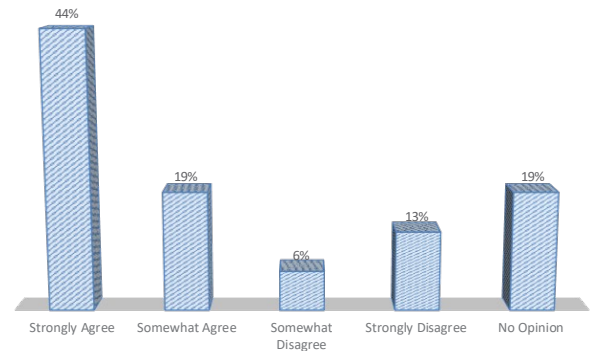
7. With the Pandemic, there has been more demand for “Drive-Thru” Restaurants. Should Drive-Thrus:

	Responses	
	Percent	Count
Be Limited and Have An Extensive Approval Process	66	19
Only Be Allowed Close To The Freeway	3	1
Should Not Be Allowed In The City	10	3
Be Allowed In Commercial Areas In The City w/o An Extensive Review Process	10	3
Other Opinion	10	3



8. Generally, Murals increase the Beauty of a City.

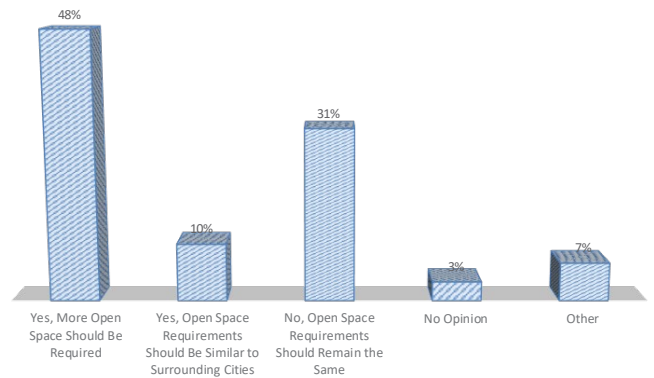
	Responses	
	Percent	Count
Strongly Agree	44	10
Somewhat Agree	19	5
Somewhat Disagree	6	6
Strongly Disagree	13	5
No Opinion	19	3



Presentation Response Data, Cont.

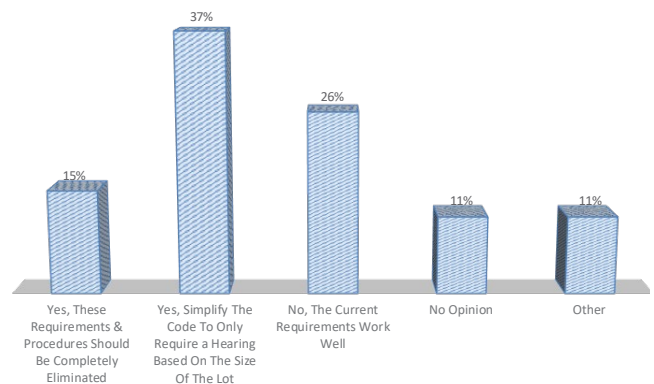
9. Should Open Space requirements for Multi-Family & Mixed-Use Developments change?

	Responses	
	Percent	Count
Yes, More Open Space Should Be Required	48	14
Yes, Open Space Requirements Should Be Similar to Surrounding Cities	10	3
No, Open Space Requirements Should Remain the Same	31	9
No Opinion	3	1
Other	7	2



10. The Code currently requires a hearing for "Large Home". Should this be modified?

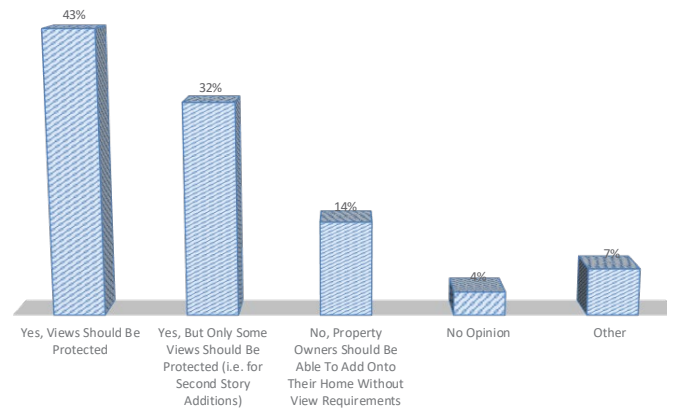
	Responses	
	Percent	Count
Yes, These Requirements & Procedures Should Be Completely Eliminated	15	4
Yes, Simplify The Code To Only Require a Hearing Based On The Size Of The Lot	37	10
No, The Current Requirements Work Well	26	7
No Opinion	11	3
Other	11	3



TRANSCRIBED COMMENT CARDS

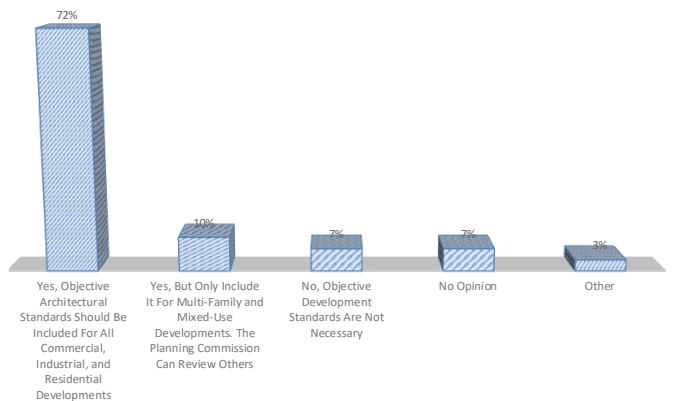
11. Should views be protected in the Hillside Area?

	Responses	
	Percent	Count
Yes, Views Should Be Protected	43	12
Yes, But Only Some Views Should Be Protected (i.e. for Second Story Additions)	32	9
No, Property Owners Should Be Able To Add Onto Their Home Without View Requirements	14	4
No Opinion	4	1
Other	7	2



12. Should Objective Development Standards for projects be added to the Code?

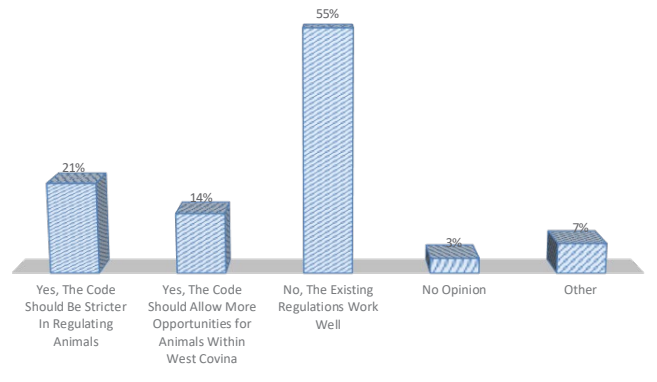
	Responses	
	Percent	Count
Yes, Objective Architectural Standards Should Be Included For All Commercial, Industrial, and Residential Developments	72	21
Yes, But Only Include It For Multi-Family and Mixed-Use Developments. The Planning Commission Can Review Others	10	3
No, Objective Development Standards Are Not Necessary	7	2
No Opinion	7	2
Other	3	1



Presentation Response Data, Cont.

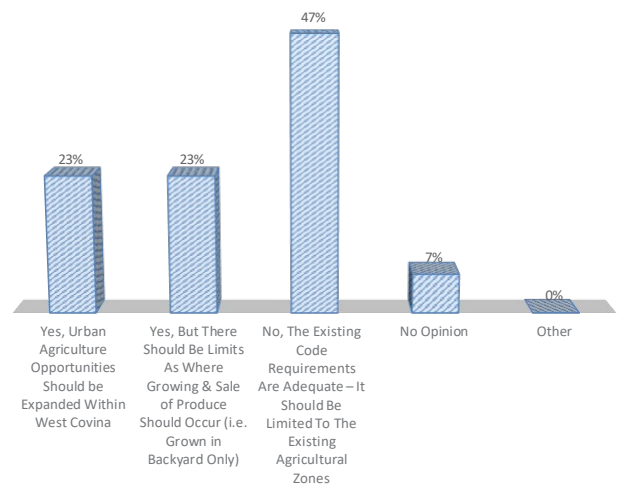
13. The Existing Code allows for cats, dogs, miniature pigs, hens/pigeons, hamsters, and goats. (Lots >20,00 sqft. Should this be adjusted?

	Responses	
	Percent	Count
Yes, The Code Should Be Stricter In Regulating Animals	21	6
Yes, The Code Should Allow More Opportunities for Animals Within West Covina	14	4
No, The Existing Regulations Work Well	55	16
No Opinion	3	1
Other	7	2



14. Should the growing and sale of produce be allowed in Single-Family Areas?

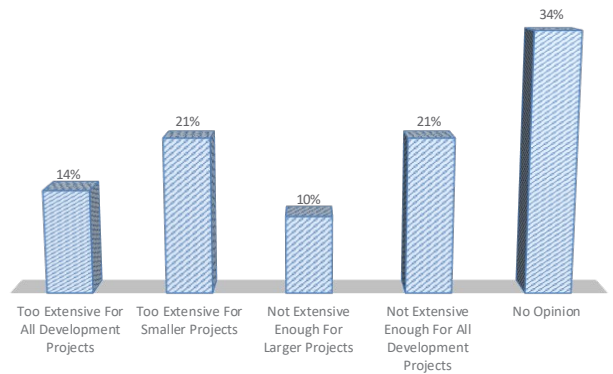
	Responses	
	Percent	Count
Yes, Urban Agriculture Opportunities Should be Expanded Within West Covina	23	7
Yes, But There Should Be Limits As Where Growing & Sale of Produce Should Occur (i.e. Grown in Backyard Only)	23	7
No, The Existing Code Requirements Are Adequate – It Should Be Limited To The Existing Agricultural Zones	47	14
No Opinion	7	2
Other	0	0



TRANSCRIBED COMMENT CARDS

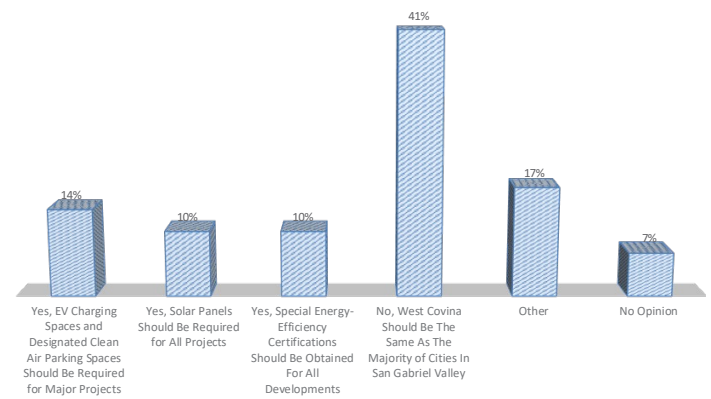
15. In general, the process within the existing Code is:

	Responses	
	Percent	Count
Too Extensive For All Development Projects	14	4
Too Extensive For Smaller Projects	21	6
Not Extensive Enough For Larger Projects	10	3
Not Extensive Enough For All Development Projects	21	6
No Opinion	34	10



16. Should the City add sustainability requirements?

	Responses	
	Percent	Count
Yes, EV Charging Spaces and Designated Clean Air Parking Spaces Should Be Required for Major Projects	14	4
Yes, Solar Panels Should Be Required for All Projects	10	3
Yes, Special Energy-Efficiency Certifications Should Be Obtained For All Developments	10	3
No, West Covina Should Be The Same As The Majority of Cities In San Gabriel Valley	41	12
Other	17	5
No Opinion	7	2



LIST OF PARTICIPANTS

Website Screen Name

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Barry Monroe

Mary R

Joe L

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Shelby W

David

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Luz

BigMomma

Corey

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robinhood

District Meeting Attendees

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Corey Warshaww

eric ji

David Carmany

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Howard Narvaez

Terry cozad

Gloria Gandara

Brian Jobst

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Jon Shutt

Arlene Shutt

Dea & Ann roberts

Patricia Powert

Suzanne Pickering

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— WEST COVINA —
**DEVELOPMENT CODE
UPDATE**

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