

PLANNING COMMISSION

RESOLUTION NO. 24-6146

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST COVINA, CALIFORNIA, RECOMMENDING THE CITY COUNCIL APPROVE ZONE CHANGE NO. 23-02 AND ADOPT AN ORDINANCE FOR THE REQUIRED REZONING ASSOCIATED WITH THE DEVELOPMENT CODE UPDATE.

WHEREAS, 13th day of February 2024, the Planning Commission considered a zone change to rezone properties in order to maintain consistency with the Development Code Update; and

WHEREAS, the Zone Change involves the elimination of the Planned Industrial (I-P), Public Building (P-B), Medium Commercial (C-2), and Heavy Commercial (C-3) zones and rezoning of the parcels currently with these zoning designations to either Neighborhood Mixed-Use (NMU), Open Space (O-S), or Service Mixed-Use (SMU); and

WHEREAS, the Zone Change also involves the elimination of the mixed-use overlay zone and redesignating all commercial zones as Office-Professional Mixed-Use (OPMU), Neighborhood Mixed-Use (NMU), Service Mixed-Use (SMU), and Regional Mixed-Use (RMU) which allows the same uses within the existing base zoning in addition to residential uses allowed within all commercial areas designated in the City's General Plan; and

WHEREAS, the Zone Change also involves rezoning certain City-owned properties that are reserved as open space, conservation, or slopes from "Single-Family" (R-1) to Open Space (O-S); and

WHEREAS, the Zone Change also involves rezoning properties that were not consistent with the underlying use as follows:

- a. APN 845-702-9014 (1015 W. Garvey Avenue North) – from "Neighborhood Commercial" (N-C) and "Multi-Family – 20" (MF-20) zones to MF-20 zone as the property serves as a parking lot for a multi-family complex. The new zone would be consistent with the entire complex.
- b. APN 844-300-2010 (820 N. Phillips Avenue) – from "Office-Professional" (O-P) and MF-20 zones to MF-20 zone as the entire property includes a hospice care use and to be consistent with the Residential General Plan designation of the entire site. The new zone would be consistent with the entire hospice care facility.
- c. APN 847-602-4012 (527 S. Valinda Avenue) – from O-P and MF-20 zones to "Office Professional Mixed-Use" (OPMU) zone as the site consists of

skilled nursing facilities and offices on the same site. The new zone would be consistent with the entire business and nursing facilities.

- d. APN 847-800-7028 (1840 E. Garvey Avenue South) – From N-C and “Service Commercial” (S-C) zones (split-zoned parcel) to “Service Mixed Use” (SMU) as the site consists of one automotive dealership (Honda) business. The new zone would be consistent with the entire and surrounding dealerships. The zone change will not impact the Auto Plaza Overlay zone.
- e. APN 846-801-6005 (851 S. Sunset Avenue) – From O-P zone to MF-20 zone as the parcel consists of a multifamily residential complex and would be consistent with the remainder of the apartment complex; and

WHEREAS, the Planning Commission, upon giving the required notice, did on February 13, 2024, conduct a duly advertised public hearing to consider the zone change; and

WHEREAS, the Planning Commission 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 PLANNING COMMISSION OF THE CITY OF WEST COVINA DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. Recitals. The above recitals are true and correct and are incorporated herein as findings.

SECTION 2. General Plan Consistency. Based on evidence presented, Zone Change No. 23-02 is hereby found to be consistent with the City General Plan and implementation thereof and the zone changes are necessary to create consistency between the Development Code and the zoning map for the City.

SECTION 3. Approval of Zone Change. The Planning Commission recommends that the City Council approve Zone Change No. 23-02, changing the zoning designation for the properties listed in Exhibit A in addition to changing the zoning for all commercial zones to Office-Professional Mixed-Use (OPMU), Neighborhood Mixed-Use (NMU), Service Mixed-Use (SMU), and Regional Mixed-Use, and amending the Zoning Map of the City of West Covina to depict those changes as shown in Exhibit B.

SECTION NO. 3: Pursuant to the requirements of the California Environmental Quality Act (CEQA) of 1970, a MITIGATED NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT has been prepared indicating the project will not have a significant effect on the environment.

SECTION NO. 4: Environmental Compliance. The rezoning of the parcels listed in Exhibit A is exempt from CEQA under the common sense exemption of CEQA Guidelines Section 15061(b)(3) as it can be seen with certainty that the changes will not have any

environmental effects. The change in zones does not authorize any actual development. Additionally, the zone changes do not create the potential for additional development as the properties have been rezoned to a zone that allows for similar uses as what currently exists. Combining the mixed-use overlay with the underlying Commercial zones is also exempt under CEQA Guidelines section 15061(b)(3) as these changes simply provide in one zone what was previously allowed in the base zone and the overlay zone. There is no possibility that the changes will have a significant effect on the environment. Therefore, the City Council finds that the project is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) and staff is directed to file a Notice of Exemption with the County Clerk's office and post the Notice of Exemption on the City's website.

SECTION NO. 5: 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 February, 2024, by the following vote.

AYES:

NOES:

ABSTAIN:

ABSENT:

DATE: February 13, 2024

Brian Gutierrez, Chairperson
Planning Commission

Paulina Morales, Secretary
Planning Commission

EXHIBIT A

Category 1 (Elimination of C-2 and C-3 zones):

<u>APN</u>	<u>Address</u>	<u>Existing Zone</u>	<u>Proposed Zone</u>	<u>Reason for Rezone</u>
846-001-9052	W GARVEY AVE N	C-2 & SC	SMU	Removing C-2 Zone
845-101-5054	123 GRAND AVE	C-2	SMU	Removing C-2 Zone
845-301-5030	2505 GARVEY AVE N	C-2	SMU	Removing C-2 Zone
845-301-5006	235 CITRUS STREET	C-2	SMU	Removing C-2 Zone
845-3015-034	245 CITRUS STREET	C-2	SMU	Removing C-2 Zone
845-301-5020	2539 GARVEY AVE N	C-2	SMU	Removing C-2 Zone
845-101-5046	201 GRAND AVE	C-2	SMU	Removing C-2 Zone
845-701-9003	1319 GARVEY AVE N	C-2	SMU	Removing C-2 Zone
845-900-1901	W BADILLO ST	C-2	NMU	Removing C-2 Zone
848-902-9024	551 FRANCISQUITO AVE	C-2	NMU	Removing C-2 Zone
846-302-6019	2201 FRANCISQUITO AVE	C-2	NMU	Removing C-2 Zone
848-000-1024	E GARVEY AVE S	C-2	SMU	Removing C-2 Zone
848-001-6001	150 CITRUS ST	C-2	SMU	Removing C-2 Zone
848-001-6032	E GARVEY AVE S	C-2	SMU	Removing C-2 Zone
848-001-6002	200 CITRUS ST	C-2	SMU	Removing C-2 Zone
848-000-1022	2804 GARVEY AVE S	C-2	SMU	Removing C-2 Zone
848-000-1030	2824 GARVEY AVE S	C-2	SMU	Removing C-2 Zone
848-000-1029	2934 GARVEY AVE S	C-2	SMU	Removing C-2 Zone
848-000-1017	2820 GARVEY AVE S	C-2	SMU	Removing C-2 Zone

West Covina
Development Code Update

848-001-6023	2748 GARVEY AVE S	C-2	SMU	Removing C-2 Zone
848-001-6021	2700 GARVEY AVE S	C-2	SMU	Removing C-2 Zone
873-000-4026	2500 S AZUSA AVE	C-3	SMU	Removing C-3 Zone
873-000-4023	1520 E AMAR RD	C-3	SMU	Removing C-3 Zone
873-000-4029	2532 S AZUSA AVE	C-3	SMU	Removing C-3 Zone
873-000-4024	E AMAR RD	C-3	SMU	Removing C-3 Zone
873-000-4028	2548 S AZUSA AVE	C-3	SMU	Removing C-3 Zone
846-301-4027	14550 GARVEY AVE	C-3	NMU	Removing C-3 Zone
872-501-7013	2880 E VALLEY BLVD	C-3	NMU	Removing C-3 Zone
872-501-7015	2889 E VALLEY BLVD	C-3	NMU	Removing C-3 Zone
872-501-7026	2707 E VALLEY BLVD	C-3	SMU	Removing C-3 Zone
872-501-7024	2707 E VALLEY BLVD	C-3	SMU	Removing C-3 Zone
872-501-7023	2707 E VALLEY BLVD	C-3	SMU	Removing C-3 Zone
872-501-7022	2707 E VALLEY BLVD	C-3	SMU	Removing C-3 Zone
872-501-7025	2707 E VALLEY BLVD	C-3	SMU	Removing C-3 Zone
872-501-7033	2707 E VALLEY BLVD	C-3	SMU	Removing C-3 Zone
872-501-7039	2707 E VALLEY BLVD	C-3	SMU	Removing C-3 Zone
872-501-7031	2707 E VALLEY BLVD	C-3	SMU	Removing C-3 Zone
872-501-7029	2707 E VALLEY BLVD	C-3	SMU	Removing C-3 Zone
872-501-7044	2707 E VALLEY BLVD	C-3	SMU	Removing C-3 Zone
872-501-7046	2707 E VALLEY BLVD	C-3	SMU	Removing C-3 Zone
872-501-7032	2707 E VALLEY BLVD	C-3	SMU	Removing C-3 Zone
872-501-7050	2707 E VALLEY BLVD	C-3	SMU	Removing C-3 Zone

872-501-7036	2707 E VALLEY BLVD	C-3	SMU	Removing C-3 Zone
872-501-7053	2707 E VALLEY BLVD	C-3	SMU	Removing C-3 Zone
872-501-7028	2707 E VALLEY BLVD	C-3	SMU	Removing C-3 Zone
872-501-7045	2707 E VALLEY BLVD	C-3	SMU	Removing C-3 Zone
872-501-7037	2707 E VALLEY BLVD	C-3	SMU	Removing C-3 Zone
872-501-7038	2707 E VALLEY BLVD	C-3	SMU	Removing C-3 Zone
872-501-7052	2707 E VALLEY BLVD	C-3	SMU	Removing C-3 Zone
872-501-7040	2707 E VALLEY BLVD	C-3	SMU	Removing C-3 Zone
872-501-7042	2707 E VALLEY BLVD	C-3	SMU	Removing C-3 Zone
872-501-7035	2707 E VALLEY BLVD	C-3	SMU	Removing C-3 Zone
872-501-7034	2707 E VALLEY BLVD	C-3	SMU	Removing C-3 Zone
872-501-7041	2707 E VALLEY BLVD	C-3	SMU	Removing C-3 Zone
872-501-7048	2707 E VALLEY BLVD	C-3	SMU	Removing C-3 Zone
872-501-7064	2707 E VALLEY BLVD	C-3	SMU	Removing C-3 Zone
872-501-7049	2707 E VALLEY BLVD	C-3	SMU	Removing C-3 Zone
872-501-7058	2707 E VALLEY BLVD	C-3	SMU	Removing C-3 Zone
872-501-7057	2707 E VALLEY BLVD	C-3	SMU	Removing C-3 Zone
872-501-7065	2707 E VALLEY BLVD	C-3	SMU	Removing C-3 Zone
872-501-7059	2707 E VALLEY BLVD	C-3	SMU	Removing C-3 Zone
872-501-7055	2707 E VALLEY BLVD	C-3	SMU	Removing C-3 Zone
872-501-7047	2707 E VALLEY BLVD	C-3	SMU	Removing C-3 Zone
872-501-7051	2707 E VALLEY BLVD	C-3	SMU	Removing C-3 Zone
872-501-7056	2707 E VALLEY BLVD	C-3	SMU	Removing C-3 Zone

West Covina
Development Code Update

872-501-7030	2707 E VALLEY BLVD	C-3	SMU	Removing C-3 Zone
872-501-7054	2707 E VALLEY BLVD	C-3	SMU	Removing C-3 Zone
872-501-7062	2707 E VALLEY BLVD	C-3	SMU	Removing C-3 Zone
872-501-7066	2707 E VALLEY BLVD	C-3	SMU	Removing C-3 Zone
872-501-7043	2707 E VALLEY BLVD	C-3	SMU	Removing C-3 Zone
872-501-7060	2707 E VALLEY BLVD	C-3	SMU	Removing C-3 Zone
872-501-7027	2707 E VALLEY BLVD	C-3	SMU	Removing C-3 Zone
872-501-7061	2707 E VALLEY BLVD	C-3	SMU	Removing C-3 Zone
872-501-7063	2707 E VALLEY BLVD	C-3	SMU	Removing C-3 Zone

Category 2 (Elimination of P-B and I-P zones):

<u>APN</u>	<u>Address</u>	<u>Existing Zone</u>	<u>Proposed Zone</u>	<u>Reason for Rezone</u>
845-902-5020	2017 W GARVEY AVE N WEST	I-P	NMU	Removing I-P Zone
845-902-5019	2021 W GARVEY AVE N WEST	I-P	NMU	Removing I-P Zone
845-902-5024	2029 W GARVEY AVE N WEST	I-P	NMU	Removing I-P Zone
845-800-3900	1433 PUENTE AVE	P-B	O-S	Removing P-B Zone
872-401-3901	VALLEY AND MORGANFIELD AVE	P-B	O-S	Removing P-B Zone
872-401-3900	VALLEY AND MORGANFIELD AVE	P-B	O-S	Removing P-B Zone

Category 3 (Inconsistent with Current Zoning):

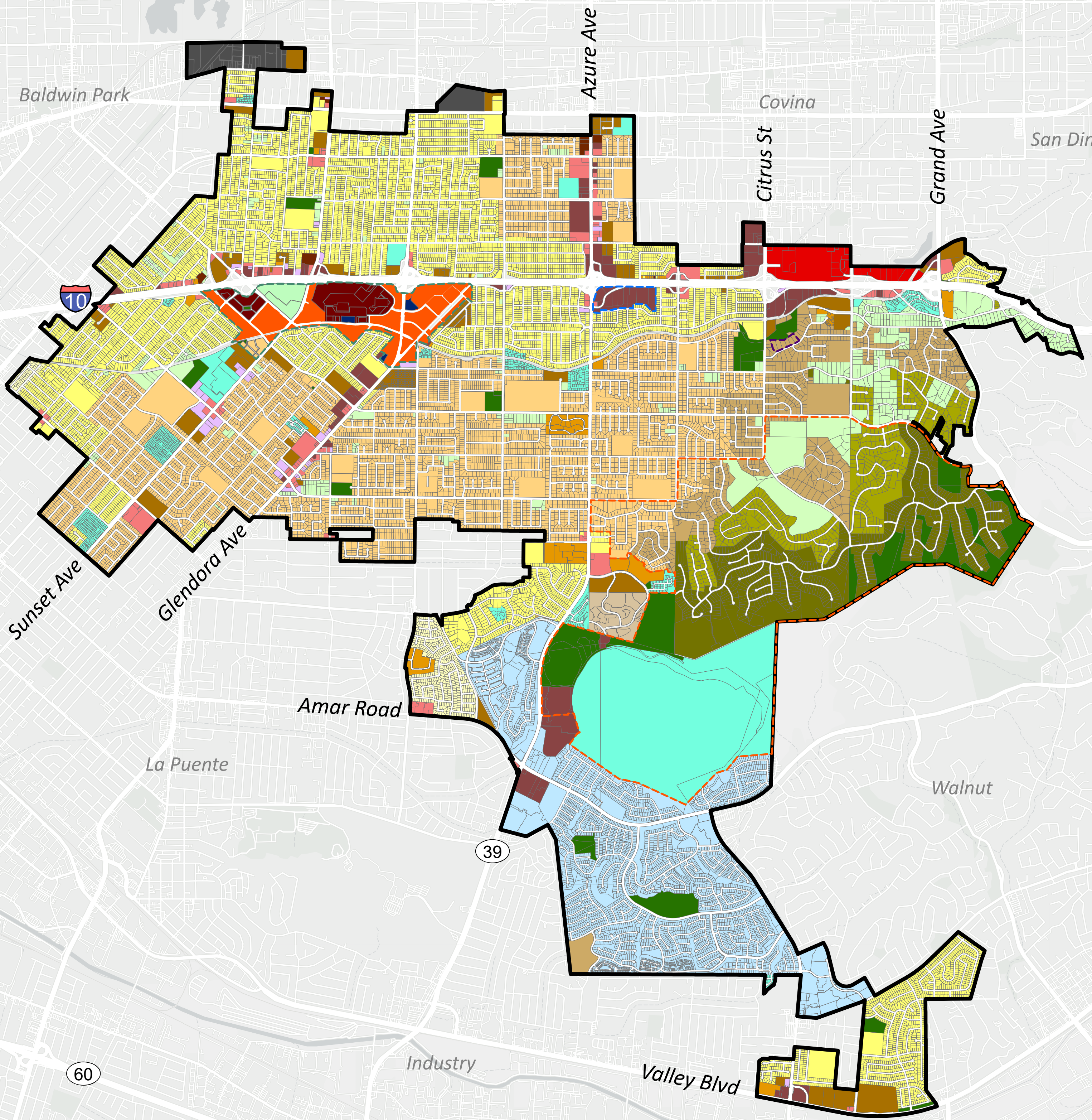
<u>APN</u>	<u>Address</u>	<u>Existing Zone</u>	<u>Proposed Zone</u>	<u>Reason for Rezone</u>
845-702-9014	1015 W GARVEY AVE N	N-C & MF-20	MF-20	Parking lot used for MF complex
844-300-2010	820 N PHILLIPS AVE.	O-P & MF-20	MF-20	Hospice care facility on the same site. GP is residential.

847-602-4012	527 S VALINDA AVE	O-P & MF-20	OPMU	Skilled Nursing facility and offices on the same site.
847-800-7028	1840 E GARVEY AVE S	N-C & S-C	SMU	Dealership with two zones. Changing to surrounding zone.
846-801-6005	851 S SUNSET AVE	O-P	MF-20	Multi-family residential use, but showing as commercial and inconsistent with rest of complex.

Category 4 (City-Owned Parcels for Slope, Open Space, or Conservation):

APN	Address	Existing Zone	Proposed Zone	Reason for Rezone
827-704-4900	E HILLSIDE DRIVE AND N GRAND AVE	R-1	O-S	Vacant parcel to be changed from R-1 to O-S
827-704-0900	HIDEOUT DR	R-1	O-S	Vacant parcel to be changed from R-1 to O-S
827-704-0901	HIDEOUT DR	R-1	O-S	Vacant parcel to be changed from R-1 to O-S
827-703-6900	HIGHLIGHT DR	R-1	O-S	Vacant parcel to be changed from R-1 to O-S
827-703-6902	HIGHLIGHT DR	R-1	O-S	Vacant parcel to be changed from R-1 to O-S
827-703-6901	HIGHLIGHT DR	R-1	O-S	Vacant parcel to be changed from R-1 to O-S
827-703-6901	HOOPER DR	R-1	O-S	Vacant parcel to be changed from R-1 to O-S
848-203-8903	HOOPER DR	R-1	O-S	Vacant parcel to be changed from R-1 to O-S
848-203-8902	S EASTHILLS DR	R-1	O-S	Vacant parcel to be changed from R-1 to O-S
848-203-7901	E HILLSIDE DR	R-1	O-S	Vacant parcel to be changed from R-1 to O-S
848-203-7900	E HILLSIDE DR	R-1	O-S	Vacant parcel to be changed from R-1 to O-S
827-703-0900	3510 E CAMERON AVE	R-1	O-S	Park zoned R-1 to be changed to O-S
827-703-7901	E CAMERON AVE	R-1	O-S	Vacant parcel to be changed from R-1 to O-S
827-703-7900	E CAMERON AVE	R-1	O-S	Vacant parcel to be changed from R-1 to O-S

EXHIBIT B



City Boundary

Overlay Zones

- Animal Keeping Overlay Zone
- Auto Plaza Overlay Zone
- Downtown Plan Overlay Zone
- Hillside Overlay Zone

Downtown Plan Zoning

- General Urban Zone
- Urban Neighborhood Zone
- Urban Center Zone
- Parks and Open Space
- Civic Zone
- Other (Contact Planning)

Zoning

- R-A: Residential Agriculture
- R-1-6,000: Residential Single Family
- R-1-7,500: Residential Single Family
- R-1-9,450: Residential Single Family
- R-1-14,400: Residential Single Family
- R-1-20,000: Residential Single Family
- R-1-40,000: Residential Single Family
- MF-8: Residential 8 du/ac
- MF-15: Residential 15 du/ac
- MF-20: Residential 20 du/ac
- MF-45: Residential 45 du/ac
- M-1: Manufacturing
- OPMU: Office-Professional Mixed-Use
- NMU: Neighborhood Mixed-Use
- RMU: Regional Mixed-Use
- SMU: Service Mixed-Use
- O-S: Open Space
- PCD-1: Planned Community Development
- SP: Specific Plan

0 0.4 0.8
Miles

