

PLANNING COMMISSION

RESOLUTION NO. 24-6156

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST COVINA, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF ZONE CHANGE NO. 24-01

ZONE CHANGE NO. 24-01

MITIGATED NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT

APPLICANT: Boyd Sumner (Envision Motors)

LOCATION: 200 S. Azusa Avenue

WHEREAS, there was filed with this City a verified application on the forms prescribed for the following reclassification:

From Neighborhood Commercial Mixed-Use (NMU) within the Auto Plaza Overlay Zone to Service Commercial Mixed-Use (SMU) within the Auto Plaza Overlay Zone, on that certain property generally described as follows:

Assessor's Parcel No. 8478-007-042, in the records of the Los Angeles County Assessor; and

WHEREAS, consistent with this request, the applicant has also requested the approval of a Precise Plan to allow the construction of an 85,390 square foot two-story dealership building; and

WHEREAS, the Planning Commission, upon giving the required notice, did on the 10th day of December 2024, conduct a duly noticed public hearing to consider said application and did give all persons interested therein an opportunity to be heard; and

WHEREAS, studies and investigations made by the Planning Commission and in its behalf reveal the following facts:

1. The project includes a Precise Plan to allow the construction of a new two-story 85,390 square foot dealership building.
2. 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.

NOW, THEREFORE, the Planning Commission of the City of West Covina, California, does resolve as follows:

SECTION NO. 1: Based on the evidence presented Zone Change No. 24-01 is found to be consistent with the City's General Plan and the land uses permitted within said zone classification.

SECTION NO. 2: The Planning Commission does hereby recommend to the City Council that it approve Zone Change No. 24-01, redesignating the subject property from “Neighborhood Commercial Mixed-Use” (NMU) within the Auto Plaza Overlay Zone to “Service Commercial Mixed-Use” (SMU) within the Auto Plaza Overlay Zone.

SECTION NO. 3: The Secretary is instructed to forward a copy of this Resolution to the City Council for its attention in the manner prescribed by law.

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 10th day of December 2024, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

DATE: December 10, 2024

Chair
Planning Commission

Jo-Anne Burns, Secretary
Planning Commission