

ATTACHMENT NO. 1

PLANNING COMMISSION

RESOLUTION NO. 25-2160

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST COVINA, CALIFORNIA, DETERMINING THAT THE PROPOSED DEDICATION OF A 1,464 SQ.FT. TRAFFIC SIGNAL EASEMENT AT 1211 BADILLO STREET 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 requires that the Planning Commission review the dedication of any property, including easements, to the City for conformity with the adopted General plan; and

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

WHEREAS, the subject property is a 1,464 sq. ft. portion of the property located at 1211 Badillo Street located adjacent to San Bernardino Road. On October 19, 2021, the City Council approved Precise Plan No. 20-08, Tree Removal Permit No. 21-12, and Tentative Parcel Map No. 83444, along with General Plan Amendment No. 20-03 (changed the land-use designation from Civic: Public Institution to Industrial), Zone Change No. 20-04 (changed the zoning from SP-11: Faith Community Church to Manufacturing M-1), Development Agreement No. 21-01, and the certification of the Mitigated Negative Declaration of Environmental Impact for the project, which allowed for the remodeling and revitalization of an existing 177,440 square-foot building and change of use from a church to a delivery station. A condition of approval for the development required an easement for traffic signal improvement; and

WHEREAS, the easement dedication is consistent with the following policies and actions of the West Covina General Plan:

Our Accessible Community

Policy 4.2 Accommodate multimodal mobility, accessibility and safety needs when planning, designing, and implementing transportation improvements, improving access and circulation for all users of City streets.

Our Resilient Community - Circulation

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 easement is required to allow for the installation of traffic signal equipment necessary to improve public safety and access for pedestrians, bicyclists, and motorists. The traffic signal and associated street/sidewalk improvements will be installed by the developer per the project entitlement's conditions of approval.

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 easement dedication of 1,464 sq. ft. portion of the property located at 1211 Badillo Street located adjacent to San Bernardino Road for traffic signal improvement purposes 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 28th day of January 2025, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

DATE: January 28, 2025

Sheena Heng, Chair
Planning Commission

Jo-Anne Burns,
Secretary Planning Commission

