

RESOLUTION NO. 2026-77

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST COVINA, CALIFORNIA, DECLARING ITS INTENTION TO LEVY AN ASSESSMENT WITHIN THE BUSINESS IMPROVEMENT AREA KNOWN AS THE WEST COVINA AUTO PLAZA BUSINESS IMPROVEMENT DISTRICT FOR FISCAL YEAR 2026-27 AND SETTING THE TIME AND PLACE FOR A PUBLIC HEARING THEREON

The City Council of the City of West Covina finds and declares as follows:

WHEREAS, in adopting the Parking and Business Improvement Area Law of 1989 (California Streets and Highways Code sections 36500 *et seq.*), the California Legislature authorized cities to levy assessments on businesses in order to promote economic revitalization and tourism, create jobs, attract new businesses, and prevent erosion of business districts; and

WHEREAS, on June 1, 1993, the City Council adopted Ordinance No. 1923, which established the West Covina Auto Plaza Business Improvement District ("District") for purposes of levying an assessment within the District to fund the construction, operation and maintenance of an electronic readerboard to be located adjacent to the I-10 freeway and benefit the West Covina Auto Plaza dealerships to be assessed. The District was established with one hundred percent (100%) property owner consent; and

WHEREAS, on April 19, 1994, the City Council appointed the owners and/or their representatives of the auto dealerships located in the West Covina Auto Plaza as the advisory board of the District as required by California Streets and Highways Code section 36530 ("Advisory Board"); and

WHEREAS, the Advisory Board has caused the Annual Report for Fiscal Year 2026-27 required by California Streets and Highways Code section 36533 to be prepared and filed with the City Clerk; and

WHEREAS, the City Council has approved said Annual Report; and

WHEREAS, the City Council proposes to levy and collect assessments within the District for Fiscal Year 2026-27; and

WHEREAS, this Resolution of Intention will commence proceedings under the Parking and Business Improvement Area Law of 1989 to levy the annual assessment for the District for the 2026-27 Fiscal Year.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WEST COVINA, CALIFORNIA DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. Intention; Assessment. The City Council hereby declares its intention to levy and collect assessments in the District for Fiscal Year 2026-27 pursuant to California Streets and Highways Code sections 36500 *et seq.* The boundaries of the District are set forth in Exhibit A, attached hereto and incorporated herein. The proposed amount of the annual assessment is \$16,524.00. Pursuant to California Streets and Highways Code section 36531, new businesses commenced after the effective date of the resolution levying the assessment will be exempt from the levy of assessment.

SECTION 2. Types of Activities to Be Funded. The proposed use of the assessment revenue collected through the levy of the annual assessment is for financing the operation and maintenance of an LED readerboard sign located in the West Covina Auto Plaza adjacent to the San Bernardino Interstate 10 Freeway as well as financing of the operation and maintenance costs for the entry monument to the Auto Plaza, which includes the sign and landscaping located at the southwest corner of Azusa Avenue and Garvey Avenue South. The assessment revenue is also proposed to be used to finance landscape maintenance along Interstate 10 Freeway immediately facing and parallel to the dealerships located within the District.

SECTION 3. Annual Report. The Annual Report for Fiscal Year 2026-27 for the District is on file in the City Clerk's Office. Said report provides a detailed description of the improvements and activities to be provided in Fiscal Year 2026-27, the boundaries of the District, and the proposed assessments to be levied upon the businesses within the District for Fiscal Year 2026-27.

SECTION 4. Method and Basis of Levy. The method and basis of levying the assessment will be pursuant to Ordinance No. 1923, which was adopted by the City Council on June 1, 1993.

SECTION 5. Time and Place of Public Meeting/Hearing. The time and place of the public hearing on the levy of an annual assessment for Fiscal Year 2026-27 shall be 7:00 p.m., or as soon thereafter as the matter may be heard, on July 21, 2026, in the City Council Chambers located at 1444 West Garvey Avenue South, West Covina, California. At the public hearing set forth above, the testimony of all interested persons for or against the annual levy of the assessment for the District, the extent of the area, and/or the furnishing of specific types of improvements or activities will be heard by the City Council.

SECTION 6. Protests. Consistent with California Streets and Highways Code sections 36524 and 36525, the following rules shall apply to all protests:

- (a) A protest may be made orally or in writing by any interested person. Any protest pertaining to the regularity or sufficiency of the proceedings shall be in writing and shall clearly set forth the irregularity or defect to which the objection is made.

- (b) Every written protest shall be filed with the City Clerk's Office, West Covina City Hall, 1444 West Garvey Avenue South, West Covina, California 91790, at or before the time fixed for the public hearing as set forth above.
- (c) The City Council may waive any irregularity in the form or content of any written protest, and, at the public hearing, may correct minor defects in the proceedings.
- (d) A written protest may be withdrawn in writing at any time before the conclusion of the public hearing.
- (e) Each written protest shall contain a description of the business in which the person subscribing the protest is interested sufficient to identify the business and, if a person subscribing is not shown on the official records of the City as the owner of the business, the protest shall contain or be accompanied by written evidence that the person subscribing is the owner of the business. A written protest which does not comply with this section shall not be counted in determining a majority protest.
- (f) If written protests are received from the owners of businesses in the District which will pay fifty percent (50%) or more of the assessments to be levied and protests are not withdrawn so as to reduce the protests to less than the fifty percent (50%), no further proceedings on the proposal to continue to levy the assessment, as specified by this Resolution, shall be taken by the City Council for a period of one year from the date of the filing of a majority protest.
- (g) If the majority protest is only against the furnishing of a specified type or types of improvement or activity within the District, those types of improvements or activities shall be eliminated.

SECTION 7. Additional Information. Any person seeking additional information may contact Gerardo Rojas, Economic Development Project Coordinator, 1444 West Garvey Avenue South, Room 205, West Covina, California 91790; Telephone Number: (626) 939-8417.

SECTION 8. Publication. The City Clerk shall cause this Resolution of Intention to be published once in a newspaper of general circulation in the City at least seven (7) days before the July 21, 2026 public hearing.

SECTION 9. Certification; Effective Date. The City Clerk shall certify to the adoption of this Resolution and shall enter the same in the book of original resolutions and it shall become effective immediately.

APPROVED AND ADOPTED this 7th day of July, 2026.

Letty Lopez-Viado
Mayor

APPROVED AS TO FORM

Thomas P. Duarte
City Attorney

ATTEST

Lisa Sherrick, CMC
Assistant City Clerk

I, LISA SHERRICK, ASSISTANT CITY CLERK, CMC of the City of West Covina, California, do hereby certify that the foregoing Resolution No. 2026-77 was duly adopted by the City Council of the City of West Covina, California, at a regular meeting thereof held on the 7th day of July, 2026, by the following vote of the City Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

Lisa Sherrick, CMC
Assistant City Clerk

EXHIBIT A

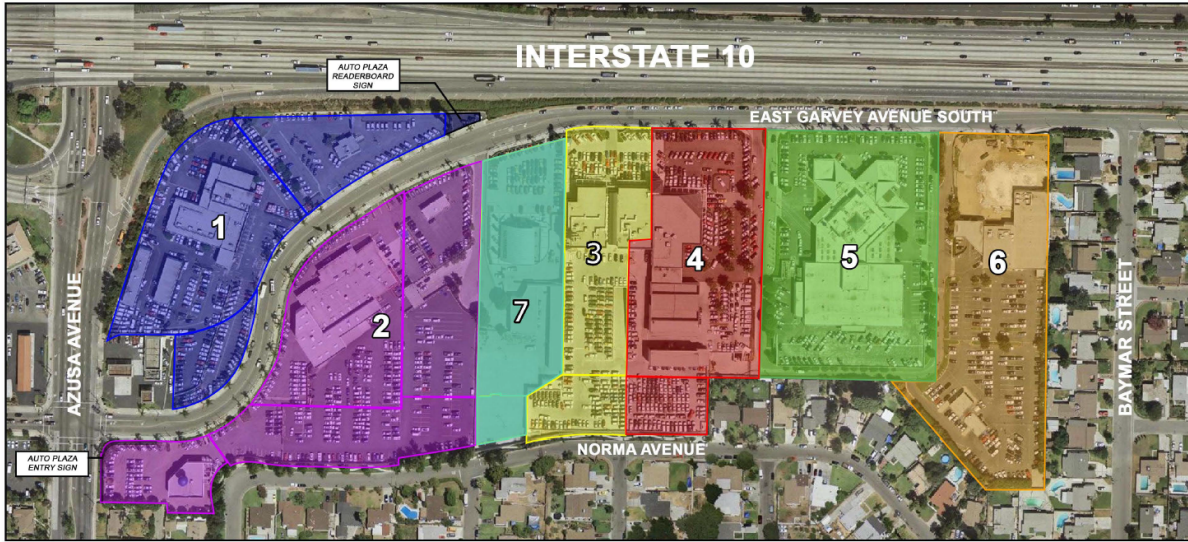


Exhibit A

WEST COVINA AUTO PLAZA
BUSINESS IMPROVEMENT DISTRICT BOUNDARIES
 New Proposed Benefit Zones

DEALERSHIPS	APN	LOT SIZE
1 Former Envision Toyota of West Covina	8478-007-025, 30, 31	4.17 acres
2 Norm Reeves Honda Super Store	8478-007-028, 34, 38, 8478-008-015	5.52 acres
3 Tesla West Covina	8474-004-047, 048	2.27 acres
4 Performance Ford	8478-004-046, 49	3.42 acres
5 Envision Mercedes Benz of West Covina	8478-004-042	4.16 acres
6 Audi of West Covina	8478-004-026	3.72 acres
7 Former DriveTime	8474-007-039, 040	2.23 acres