



**CITY OF COVINA
PLANNING COMMISSION AGENDA
REGULAR MEETING, TUESDAY, NOVEMBER 8, 2016
COUNCIL CHAMBER, CITY HALL
125 EAST COLLEGE STREET
7:00 P.M.**

PLEASE NOTE: THOSE WHO WISH TO ADDRESS THE PLANNING COMMISSION ON ANY ITEM ARE REQUESTED TO FILL OUT A SPEAKER'S CARD AND LEAVE IT WITH A MEMBER OF THE STAFF PRIOR TO THE ITEM BEING CALLED. THE PURPOSE OF THIS IS TO ENSURE THAT YOUR NAME AND ADDRESS ARE CORRECTLY IDENTIFIED IN THE MINUTES OF THE PLANNING COMMISSION.

CALL TO ORDER

- A. Pledge of Allegiance.
- B. Roll Call of Commissioners: Connors, Hodapp, Manning, McMeekin and Patterson.
- C. Amendments to the Agenda.

PUBLIC COMMENTS

Citizens wishing to address the Commission on any matter not on the agenda may do so at this time. Citizens wishing to be heard on any matter on the agenda, please wait until that point on the agenda. **Please keep your comments to five minutes or less and try not to be repetitive.** Under the provisions of the Brown Act, the Commission is prohibited from taking action on oral requests but may refer the matter to staff or to a subsequent meeting.

CONSENT CALENDAR

All matters listed under the Consent Calendar are considered routine, and will be enacted by one motion. There will be no separate discussion on these items prior to the time the Planning Commission votes on them, unless a member of the Planning Commission requests that a specific item be removed from the Consent Calendar for discussion.

- 1. Approval of Minutes of the Regular Meeting of October 25, 2016.
- 2. Approval of Minutes of the Study Session of September 13, 2016.

CONTINUED PUBLIC HEARINGS

None

PUBLIC HEARINGS

The Planning Commission will address the below-listed item in the following sequence:

- Staff Report
- Questions of staff from Commission
- Open the public hearing
- Receive testimony in favor of and in opposition to the item
- Close the public hearing
- Commission comments and discussion

- Motion to approve, deny, or continue application
 - Roll Call Vote
1. Public Hearing to consider recommendations to the City Council on the following Applications:
 - a. **Environmental Impact Report (EIR):** Certify Environmental Impact Report, SCH 2016051053 as adequately prepared in accordance with the California Environmental Quality Act and adopt the Mitigation Monitoring And Reporting Program and to take actions related thereto, General Plan Amendment (GPA) 16-001, Covina Forward Specific Plan (SP) 16-001, Zone Change (ZCH) 16-002, Vesting Tentative Tract Map (TTM) 74512, Site Plan Review (SPR) 16-023, Site Plan Review (SPR) 16-033 and Development Agreement (DA) 16-001, for the proposed iTEC Transit Oriented Mixed-Use Development. The project site is approximately 10.66 acres and generally located at 1162 North Citrus Avenue and 117 East Covina Boulevard - APN: 8406-019-019, 8406-019-020 And 8406-019-17.
 - b. **General Plan Amendment (GPA) 16-001:** A General Plan Amendment (GPA) 16-001 to amend the Land Use Map changing the land use designation for the 10.66-acre project site from the General Commercial (GC) designation to the “Covina Forward Specific Plan (CFSP)” with 6.12 acres for “High Density Residential (HDR - 15 to 22 dwelling units per acre)” and 4.54 acres for “General Commercial (GC).”
 - c. **Covina Forward Specific Plan (SP) 16-001:** A Covina Forward Specific Plan (SP) 16-001 to establish the “Covina Forward Specific Plan (CFSP)” with 6.12 acres for “CFSP - RD (Multi-Family)” and 4.54 acres for “CFSP - I (Institutional Use/Zone)”; and to establish special development standards and design guidelines for facilitating the proposed iTEC Transit Oriented Mixed-Use development.
 - d. **Zone Change (ZCH) 16-002:** A Zone Change (ZCH) 16-002 to amend the Official Zoning Map changing the zoning designation for 10.66-acre project site from the “C-3A Commercial Zone (Regional or Community Shopping Center)” and “CR Commercial Zone (Recreation)” to the “Covina Forward Specific Plan (CFSP)” with 6.12 acres for “CSFP - RD (Multi-Family)” and 4.54 acres for “CFSP - I (Institutional Use/Zone).”
 - e. **Vesting Tentative Tract Map (TTM) 74512:** A Vesting Tentative Tract Map (TTM) 74512 for dividing the 10.66-acre project site into 23 lots with 21 lots and 12 letters lots on approximately 6.12 acres for the residential development of 117 for-sale townhouse units, private drive aisles, recreation facilities and common open space areas; and, 2 lots (lots 22 and 23) on approximately 4.54 acres for public/transit and public/civic uses.
 - f. **Site Plan Review (SPR) 16-023:** A Site Plan Review (SPR) 16-023 for the construction of 117 for-sale townhouse units with private drive aisles, recreation facilities and common open space area.
 - g. **Site Plan Review (SPR) 16-033:** A Site Plan Review (SPR) 16-033 for the construction of a transit center up to a six-bay bus plaza, a “Park and Ride” vehicle parking structure accommodating between 350 and 400 vehicles, and a retail building of up to 4,800 square feet.
 - h. **Development Agreement (DA) 16-001:** A Development Agreement (DA) 16-001 between MLC and COVINA where MLC shall convey 1.11 acres of the project site to COVINA, a parkland conveyance of 0.351 acres of the project site to COVINA and the development of 117 for-sale townhouse units with private drive aisles, recreation facilities and common open spaces area on approximately 6.12 acres.

Staff Recommendation:

1. Adopt **Resolution No. 2016-029PC**, recommending to the City Council to certify the Environmental Impact Report (SCH 2016051053) as adequately prepared in accordance with the California Environmental Quality Act and to take actions related thereto for General Plan, Amendment (GPA) 16-001, Covina Forward Specific Plan (SP) 16-001, Zone Change (ZCH) 16-002, Vesting Tentative Tract Map (TTM) 74512, Site Plan Review (SPR) 16-023, Site Plan Review (SPR) 16-033, and Development Agreement (DA) 16-001, for property generally located at 1162 North Citrus Avenue and 117 East Covina Boulevard – APN: 8406-019-019, 8406-019-020 and 8406-019-017; and
2. Adopt **Resolution No. 2016-030PC**, recommending that the City Council approve the following Land Use Entitlements: General Plan Amendment (GPA) 16-001 to amend the Land Use Map changing the Land Use Designation from General Commercial (GC) To “Covina Forward Specific Plan (CFSP)” With 6.12 Acres For “High Density Residential (HDR – 15 To 22 Dwelling Units Per Acre)” and 4.54 acres for “General Commercial (GC),” Covina Forward Specific Plan (SP) 16-001, Zone Change (ZCH) 16-002 to amend the Official Zoning Map changing the Zoning Designation from C-3A Commercial Zone (Regional or Community Shopping Center) and CR Commercial Zone (Recreation) to “Covina Forward Specific Plan with 6.12 Acres for “CFSP - RD (Multi-Family)” and 4.54 acres for “CFSP - I”(Institution Uses), Vesting Tentative Tract Map (TTM) 74512, Site Plan Review (SPR) 16-023, Site Plan Review (SPR) 16-033, and Development Agreement (DA) 16-001, for the proposed development known As iTEC Transit Oriented Mixed-Use Project for property generally located at 1162 North Citrus Avenue and 117 East Covina Boulevard – APN: 8406-019-019, 8406-019-020 And 8406-019-017

10-day appeal period: Actions taken by the Planning Commission that are not recommendations to the City Council will become final after ten (10) calendar days unless a written appeal with the appropriate fee is lodged with the City Clerk’s office before close of business on the tenth day.

NEW BUSINESS

None

GENERAL MATTERS

None

ADMINISTRATIVE ITEMS

1. Information and Announcements
2. Commission Comments

ADJOURNMENT

Adjourn to a regular meeting of the Planning Commission at 7:00 p.m. on November 22, 2016 in the Council Chamber of Covina City Hall.

I, Alan Carter, City Planner of the City of Covina, or his designee, hereby declare that a true and accurate copy of the forgoing agenda was posted on November 3, 2016 near the front entrance of City Hall, 125 East College Street, Covina, and on the City's official Internet Website, in accordance with Governmental Code Section 54954.2(a.)

Additional information on any agenda item can be obtained by contacting the Planning Division at 125 East College Street, Covina, or by telephoning (626) 384-5450.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, you should contact the Planning Division office at (626) 384-5450 or the California Relay Service. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting.



**MINUTES OF THE OCTOBER 25, 2016 REGULAR MEETING OF THE
COVINA PLANNING COMMISSION HELD IN THE COUNCIL
CHAMBER OF CITY HALL, 125 EAST COLLEGE STREET AT 7:00 P.M.**

CALL TO ORDER

Chairman Hodapp called the Planning Commission meeting to order at 7:00 p.m.

A. PLEDGE OF ALLEGIANCE

Chairman Hodapp led the Pledge of Allegiance.

B. ROLL CALL

Commission Members Present: Connors, Hodapp, Manning, McMeekin, Patterson

Commission Members Absent: None

Staff Members Present: Community Development Consultant, Assistant City Attorney

C. AMENDMENTS TO THE AGENDA

None

PUBLIC COMMENTS

None

CONSENT CALENDAR

1. Approval of Minutes of the Regular Meeting of October 11, 2016

A motion was made and seconded to approve the Minutes of the Regular Meeting of October 11, 2016.

The motion carried 5-0 as follows:

AYES: CONNORS, HODAPP, MANNING, MCMEEKIN, PATTERSON

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE

PUBLIC HEARINGS

1. Public Hearing to consider Conditional Use Permit (CUP) 16-007, a request for proposed beer and wine sales for on-site consumption with an existing 1,900-square foot sit-down

restaurant (Media Noche) in the C-2 Commercial Zone (Neighborhood Shopping Center), located at 423 N. Vincent Ave. - APN: 8435-033-028.

Community Development Consultant Nancy Fong reported that staff requests that the item be continued to the regular Planning Commission meeting of November 22, 2016.

A motion was made and seconded to continue the public hearing to the regular Planning Commission meeting of November 22, 2016

The motion carried 5-0 as follows:

AYES: CONNORS, HODAPP, MANNING, MCMEEKIN, PATTERSON
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

NEW BUSINESS

1. A request to initiate a Zone Change to change the zoning designation for the rear portion of the tier of lots fronting along E. San Bernardino Road from M-1, Light Manufacturing to C-5, Specified Highway Commercial consistent with the General Plan Land Use Designation of General Commercial

A motion was made and seconded to direct staff to follow through with the necessary Zone Change for General Plan consistency for this block area on the north side of E. San Bernardino Road between N. First Avenue and N Barranca Avenue.

The motion carried 5-0 as follows:

AYES: CONNORS, HODAPP, MANNING, MCMEEKIN, PATTERSON
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

GENERAL MATTERS

None

ADMINISTRATIVE ITEMS

1. INFORMATION AND ANNOUNCEMENTS
2. COMMISSION COMMENTS

ADJOURNMENT

Chairman Hodapp adjourned the Planning Commission meeting at 7:10 p.m. to a regular meeting of the Planning Commission at 7:00 p.m. on November 8, 2016 in the Council Chamber of Covina City Hall.

Secretary



**MINUTES OF THE SEPTEMBER 13, 2016 PLANNING COMMISSION
STUDY SESSION HELD IN THE COUNCIL CHAMBER OF CITY HALL,
125 EAST COLLEGE STREET FOLLOWING THE REGULAR
PLANNING COMMISSION MEETING AT 7:00 P.M.**

CALL TO ORDER

Chairman Hodapp called the Planning Commission Study Session to order at 8:25 p.m.

Commission Members Present: Connors, Hodapp, Manning, McMeekin, Patterson

Commission Members Absent: None

Staff Members Present: Director of Community Development, Community Development
Consultant, Assistant City Attorney

AMENDMENTS TO THE AGENDA

None

PUBLIC COMMENTS

None

CONSENT CALENDAR

None

CONTINUED PUBLIC HEARINGS

None

PUBLIC HEARINGS

None

NEW BUSINESS

None

GENERAL MATTERS

1. Covina iTEC Mixed-use Development Project

Director of Community Development Brian Lee presented the report and gave an overview of the project including the proposed uses, and project site challenges and opportunities.

The project is proposed to be a Specific Plan, divided into three areas: a residential component, a transit center, and a city/community component, and would include a zone change, a General Plan amendment, and a tentative tract map. The residential component consists of 117 for-sale townhomes with a pedestrian linkage to the transit center component, which would be a park and ride facility providing express bus service for Covina residents to downtown Los Angeles as well as to other regional areas. A small retail pad would be available in front for transit-type uses (coffee, sandwich shops, etc.) with a small public plaza for public use. The city component would include an event center for meetings and small assembly uses, a business incubator to provide start-up opportunities for entrepreneurs and small businesses, and office space.

Community Development Consultant Nancy Fong presented the basic purpose of the CEQA process for the project, which includes informing decision makers and the public about the potential significant environmental effects, identifying ways to reduce or avoid environmental effects, consider mitigation measures and use of alternatives, and disclose to the public the reasons why the decision makers choose to approve or disapprove a project. Under CEQA guidelines the City prepares an Environmental Impact Report (EIR) which, after a 45 day public review period, will be presented to the Planning Commission for consideration and recommendation to the City Council to approve the EIR.

Community Director Lee stated that Curt Pringle & Associates was retained for public outreach regarding this project. Mr. Lee introduced Peter Whittingham and Elizabeth Ramirez who spoke on outreach efforts already undertaken and planned, and reported feedback received from the public and adjacent businesses. Some of the concerns stated by residents included traffic, parking, privacy, noise, property values, high density housing, and homeless and public safety. However, overall, the project was well-received and the adjacent businesses were excited about the project. Follow-up meetings and updates will be provided to the public as time goes on.

Lester Tucker and Matt Brady of MLC Holdings, Inc. presented the residential component, consisting of 117 townhomes with two-car garages, a pool and spa area, paseos, and will be heavily landscaped.

Charlene Bailey, Director of Facilities for Foothill Transit, presented the transit center component and spoke about the benefits of the transit center to the City, explained the proposed bus routes, and noted that only compressed natural gas (CNG) and electric buses will be used, (Foothill Transit has no diesel buses), and stated that by 3020 the fleet will be comprised of all electric buses. Foothill Transit Architect William Todd, project manager, presented the general concept and design elements of the parking structure including solar panels on the roof and vertical landscaping on the structure, as well as the elements of the public plaza and transit plaza.

Mr. Lee noted that at a public workshop, public safety was a particular concern of the residents. Representative from the Police Department as well as Foothill Transit, MLC and the City were at the workshop to respond to the residents. Mr. Lee stated that it should be noted that the City's real-time camera surveillance system that is currently in place in the downtown will be incorporated into the parking structure and in the public spaces.

Mr. Lee also read into the record a letter received from residents, David and Leticia Briones, who stated their concerns about privacy due to the location of the parking structure.

Chairman Manning asked about traffic control going into and out of the project site and for buses. Mr. Lee stated that there is no proposal for signalized traffic control, but there will be signage as well as training for buses by Foothill Transit. Buses would only enter the facility going northbound on Citrus and will exit on Covina Blvd. Access to the freeway will be via Azusa Avenue, and not on Citrus.

The public hearing was opened.

Marilyn Lewis of Covina spoke in favor of the project in general but stated her concerns about traffic and safety.

Sam (inaudible last name), of Covina spoke in favor of progress at the site but expressed concerns about bus traffic on Covina Blvd., noise, pollution, and privacy issues for neighboring residents.

John Lopez of Covina spoke about his concerns for privacy, emissions from buses, noise, and all night lighting from the site.

Commissioner McMeekin asked about the possibility of a tall sound wall between the site and the neighboring residents. Community Director Lee stated that a sound wall is an option that is being looked at, as well as shifting locations of the driveways, parking structure, etc. to mitigate some of the concerns of the neighbors.

Laura Frazier of Covina spoke in favor of progress with the site but expressed concerns about noise, pollution, light pollution, water resources, transients, privacy, and how resources will be utilized. She was not in favor of a tall wall as it would block air flow to her property.

Harold Meyer of Covina spoke of his concerns about traffic flow on Citrus Avenue and access to his driveway.

The public hearing was closed.

ADMINISTRATIVE ITEMS

1. INFORMATION AND ANNOUNCEMENTS
None

2. COMMISSION COMMENTS
None.

ADJOURNMENT

Chairman Hodapp adjourned the Study Session at 10:10 p.m. to the regular Planning Commission meeting of September 27, 2016 at 7:00 p.m. in the Council Chamber of City Hall.

Secretary