



**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.*