

ORDINANCE 21-06

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, APPROVING ZONING CODE AMENDMENT (ZCA) 21-002, TO MODIFY PLANNED COMMUNITY DEVELOPMENT 99-01 (ORDINANCE NO. 99-1851), TO ALLOW FOR THE ESTABLISHMENTS OF MECHANICAL CAR WASH, THROUGH A CONDITIONAL USE PERMIT, AND MAKING A DETERMINATION OF EXEMPTION UNDER CEQA – APN: 8451-002-048

THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Pursuant to a Council public hearing conducted on July 20, 2021, and processing in the manner set forth by State law and local ordinance, and after written recommendation thereon by the Planning Commission (Resolution 2021-013 PC) after a duly noticed public hearing on June 8, 2021, this Zoning Code Amendment amending the Planned Community Development ("PCD") 99-01.

SECTION 2. The following described real property in the City of Covina, County of Los Angeles, State of California, is hereby subject to the PCD:

That certain property commonly known as the "Terrado Plaza and Shoppers Lane", generally located at along the East side Citrus Avenue north of Workman Avenue and south of East Rowland Street, Covina, California (the "Project Site") – APN 8451-002-048.

SECTION 3. The Conditional Uses Section of Planned Community Development (PCD) 99-01 for Covina Terrado Plaza and Shoppers Lane shall be amended to add under Conditional Uses:

“mechanical car wash”

SECTION 4. The development standards set forth in the Covina Municipal Code for the C-3A Regional or Community Shopping Center Zone shall apply to Terrado Plaza and Shoppers Lane. All pertinent provisions of the Ordinance No. 99-1851 for PCD 99-01-01 shall apply.

SECTION 5. After giving full consideration to all evidence presented at said hearing, both oral and documentary, reviewing the recommendation of the Planning Commission, and after being fully informed, the City Council hereby finds as follows:

1. The amendment to PCD is consistent with the Covina General Plan. The Terrado Plaza and Shoppers Lane will continue to conform to the existing " Commercial" land use designation set forth in the General Plan.
2. The amendment to PCD is in the public interest and reasonably related to the public welfare because it reasonably regulates new types of business use that were not previously recognized or regulated by Covina. Further, by making them a conditional use, this will allow the Planning Commission to review and approve such uses through

the public hearing process and, if approved, to impose reasonable conditions of approval to address any negative land use impacts tied to such uses. This balances the policies of the General Plan and Zoning Code to promote moderate economic development in the City with the need to protect the public from the negative impacts tied to alcohol sales.

3. The amendment to PCD is a reasonable refinement to the Covina Terrado Plaza and Shoppers Lane existing C-3 A Regional or Community Shopping Center zoning and does not fundamentally alter its underlying zoning scheme. No other zoning regulations governing these types of uses would be changed. They would remain subject to the same setback, height, parking, floor area and other development standards as all other uses in the C-3 A Regional or Community Shopping Center zone. Therefore, the PCD remains consistent with the Covina Zoning Code.

SECTION 6. In considering this application relative to the California Environmental Quality Act (CEQA) Guidelines, the City Council affirms the determination of the Planning Commission that this Zoning Code amendment to PCD is not subject to the CEQA pursuant to CEQA Guidelines Sections 15061(b)(3). The addition of the use to allow off-sale type 20 ABC License is not a project and will not result in a direct or reasonably foreseeable indirect physical change in the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

SECTION 7. The Zoning Code Amendment (ZCA) 21-02 amending PCD 99-01, as set forth in Section 3 above is hereby granted.

SECTION 8. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held to be invalid or unenforceable by a court of competent jurisdiction, the remaining portions of this Ordinance shall nonetheless remain in full force and effect. The City Council hereby declares that it would have adopted each section, subsection, sentence, clause, phrase, or portion of this Ordinance, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, or portions of this Ordinance be declared invalid or unenforceable.

SECTION 9. Savings Clause. Neither the adoption of this Ordinance nor the repeal or amendment by this Ordinance of any ordinance or part or portion of any ordinance previously in effect in the City or within the territory comprising the City, shall in any manner affect the prosecution for the violation of any ordinance, which violation was committed prior to the effective date of this Ordinance, nor be construed as a waiver of any license, fee or penalty or the penal provisions applicable to any violation of such ordinances.

SECTION 10. Certification. The City Clerk shall certify to the passage and adoption of this Ordinance and shall cause this Ordinance to be published within 15 days after its passage, in accordance with Section 36933 of the Government Code.


SECTION 11. Notification. Within 30 days of the effective date of this Ordinance, the City Clerk shall notify the Los Angeles County Assessor of passage and adoption of this Ordinance in accordance with Section 65863.5 of the Government Code.

PASSED, APPROVED and ADOPTED this 17th day of August, 2021.

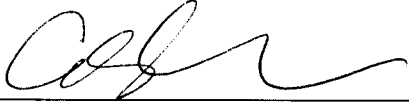
City of Covina, California

BY: 
PATRICIA CORTEZ, Mayor Pro Tem

ATTEST:


GEORGIANNA NICOLE ALVAREZ
Chief Deputy City Clerk

APPROVED AS TO FORM:


CANDICE K. LEE, City Attorney

CERTIFICATION

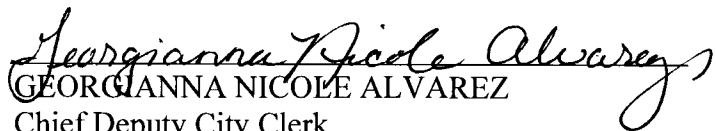
I, Georgianna Nicole Alvarez, Chief Deputy City Clerk of the City of Covina, do hereby certify that Ordinance 21-06 was introduced for first reading at a regular meeting on the 20th day of July, 2021, by the following vote:

AYES:	COUNCIL MEMBERS:	ALLEN, LINARES, CORTEZ, MARQUEZ
NOES:	COUNCIL MEMBERS:	NONE
ABSTAIN:	COUNCIL MEMBERS:	NONE
ABSENT:	COUNCIL MEMBERS:	KING

Thereafter, said Ordinance was duly approved and adopted at a regular meeting of said City Council on the 17th day of August, 2021, by the following vote:

AYES:	COUNCIL MEMBERS:	ALLEN, KING, LINARES, CORTEZ
NOES:	COUNCIL MEMBERS:	NONE
ABSTAIN:	COUNCIL MEMBERS:	NONE
ABSENT:	COUNCIL MEMBERS:	MARQUEZ

Dated: August 18, 2021


GEORGIANNA NICOLE ALVAREZ
Chief Deputy City Clerk