



City of Covina/Successor Agency to the
Covina Redevelopment Agency/
Covina Public Finance Authority/
Covina Housing Authority

Mayor Peggy Delach – Mayor Pro Tem John King

Council Members: Walter Allen - Jorge Marquez - Kevin Stapleton

REGULAR MEETING AGENDA

125 E. College Street, Covina, California

Council Chamber of City Hall

Tuesday, March 3, 2015

6:30 p.m.

- As a courtesy to Council/Agency/Authority Members, staff and attendees, everyone is asked to silence any electronic and/or other communication devices.
- Any member of the public may address the Council/Agency/Authority during both the public comment period and on any scheduled item on the agenda. Comments are limited to a maximum of five minutes per speaker unless, for good cause, the Mayor/Chairperson amends the time limit. Anyone wishing to speak is requested to submit a yellow Speaker Request Card to the City Clerk; cards are located near the agendas or at the City Clerk's desk.
- Please provide 10 copies of any information intended for use at the Council/Agency/Authority meeting to the City Clerk prior to the meeting.
- **MEETING ASSISTANCE INFORMATION:** In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at (626) 384-5430. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.
- **DOCUMENT AVAILABILITY:** Any writings or documents provided to a majority of the Council/Agency/Authority regarding any item on this agenda will be made available for public inspection at the City Clerk's Office at City Hall located at 125 E. College Street and the reference desk at the Covina Library located at 234 North Second Avenue during normal business hours. In addition, such writings and documents are available in the City Clerk's Office and posted on the City's website at www.covinaca.gov.
- Pursuant to Government Code Section 54954.2, no matter shall be acted upon by the City Council/Successor Agency to the Covina Redevelopment Agency/Public Finance Authority/Covina Housing Authority unless listed on agenda, which has been posted not less than 72 hours prior to meeting.
- If you challenge in court any discussion or action taken concerning an item on this agenda, you may be limited to raising only those issues you or someone else raised during the meeting or in written correspondence delivered to the City at or prior to the City's consideration of the item at the meeting.
- The Covina City Clerk's Office does hereby declare that the agenda for the **March 3, 2015** meeting was posted on **February 26, 2015** near the front entrance of the City Hall, 125 East College Street, near the front entrance of the Covina Public Library, 234 N. Second Avenue, Covina, near the front entrance of the Joslyn Center, 815 N. Barranca Avenue, Covina, and on the City's website in accordance with Section 54954.2(a) of the California Government Code.

March 3, 2015

**CITY COUNCIL/SUCCESSOR AGENCY TO THE
COVINA REDEVELOPMENT AGENCY/
COVINA PUBLIC FINANCE AUTHORITY/COVINA HOUSING AUTHORITY
JOINT MEETING—CLOSED SESSION
6:30 p.m.**

CALL TO ORDER

ROLL CALL

Council/Agency/Authority Members Allen, Marquez, Stapleton, Mayor Pro Tem/Vice Chairperson King and Mayor/Chairperson Delach

PUBLIC COMMENTS

The Public is invited to make comment on Closed Session items only at this time. To address the Council/Agency/Authority please complete a yellow speaker request card located at the entrance and give it to the City Clerk. Your name will be called when it is your turn to speak. Individual speakers are limited to five minutes each.

The City Council/Successor Agency to the Covina Redevelopment Agency/Covina Public Finance Authority/Covina Housing Authority will adjourn to closed session for the following:

CLOSED SESSION

- A. G.C. §54957- PUBLIC EMPLOYEE APPOINTMENT
Title: Interim City Attorney

RECESS

**CITY COUNCIL/SUCCESSOR AGENCY TO THE
COVINA REDEVELOPMENT AGENCY/
COVINA PUBLIC FINANCE AUTHORITY/COVINA HOUSING AUTHORITY
JOINT MEETING—OPEN SESSION
7:30 p.m.**

RECONVENE AND CALL TO ORDER

ROLL CALL

Council/Agency/Authority Members Allen, Marquez, Stapleton, Mayor Pro Tem/Vice Chairperson King and Mayor/Chairperson Delach

PLEDGE OF ALLEGIANCE

Led by Council Member Allen

INVOCATION

Given by Covina Police Chaplain Dave Truax

PRESENTATIONS

Presentation – Arrow of Light Certificate

Presentation – Library Recognition

PUBLIC COMMENTS

To address the Council/Agency/Authority please complete a yellow speaker request card located at the entrance and give it to the City Clerk/Agency/Authority Secretary. Your name will be called when it is your turn to speak. Those wishing to speak on a LISTED AGENDA ITEM will be heard when that item is addressed. Those wishing to speak on an item NOT ON THE AGENDA will be heard at this time. State Law prohibits the Council/Agency/Authority Members from taking action on any item not on the agenda. Individual speakers are limited to five minutes each.

COUNCIL/AGENCY/AUTHORITY COMMENTS

Council/Agency/Authority Members wishing to make any announcements of public interest or to request that specific items be added to future Council/Agency/Authority agendas may do so at this time.

CITY MANAGER COMMENTS

CONSENT CALENDAR

All matters listed under 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 Council/Agency/Authority votes on them, unless a member of the Council/Agency/Authority requests a specific item be removed from the consent calendar for discussion.

- CC 1.** City Council to approve the minutes from the February 17, 2015 meeting of the Covina City Council/Successor Agency to the Covina Redevelopment Agency/Public Finance Authority/Covina Housing Authority.
- CC 2.** City Council to adopt **Resolution No. 15-7326**, to review the restroom repairs at City Hall and continuing the emergency action to repair pursuant to Section 22050 of the California Public Contract Code.
- CC 3.** City Council to approve revised Grant Scope/Cost Estimate for the Joslyn Center ADA and Beautification Improvement Project F-1404.
- CC 4.** City Council to adopt **Resolution No. 15-7327**, approving the City's application for, and receipt of, a Transit Oriented Development grant from the Los Angeles County Metropolitan Transportation Authority; and authorize the City Manager, or her designee, to execute all related documents.
- CC 5.** City Council to adopt **Resolution No. 15-7325**, amending the fiscal year 2014-2015 Library Services operating budget to expend the Young Adult Library Services (YALSA) and Dollar General Store stipend funds to support the development of California Libraries.
- CC 6.** City Council to approve the request by Business and Debt Counseling for exemption from the City's business license tax. The organization is located at 599 S. Barranca Avenue, Suite L103, Covina.
- CC 7.** City Council to receive and file the third quarter 2014 Sales Tax Report.

PUBLIC HEARING

- PH 1.** City Council to reconsider its October 7, 2014 denial and to consider reopening the public hearing for General Plan Amendment GPA 14-002, Zone Change ZCH 14-001, Planned Community Development PCD 14-002 and Tentative Tract Map TTM 72121, and Site Plan Review SPR 14-003, for properties located at 777 and 847 East Edna Place and at 731 North Grand Avenue-APNS: 8429-006-018, 8429-006-017 and 8429-006-006 ("Gran Covina" Project).

Staff Recommendation:

- 1) That the City Council reconsider its October 7, 2014 denial of the land use entitlements for the "Gran Covina" Project.
- 2) If the City Council votes to reconsider its October 7, 2014 decision, that the City Council consider reopening the public hearing in order to take further public testimony for the proposed "Gran Covina" Project.
- 3) After the close of the public hearing, that the City Council render a decision with regard to the land use entitlements for the "Grand Covina" Project. *(Continued on next page)*

- a. If the City Council wishes to affirm its October 7, 2014 denial of the land use entitlements, staff recommends that the Council make motions and adopt the attached Resolutions of denial (attached as Exhibit “E”) and take the actions in the order as listed below.
 1. Adopt Resolution No. 15-7328, a Resolution of the City Council of the City of Covina, California, denying General Plan Amendment GPA 14-002, denying Zone Change ZCH 14-001, and denying Planned Community Development Overlay Zone PCD 14-002; for properties located at 777 and 847 Edna Place and 731 North Grand Avenue (aka the “Gran Covina” project- APNS: 8429-006-018, 8429-006-017 and a portion of 8429-006-006)
 2. Adopt Resolution No. 15-7329, a Resolution of the City Council of the City of Covina, California, denying Tentative Tract Map 72721 for the residential development of 67 lots and for commercial development of 2 lots for properties located at 777 and 847 Edna Place and 731 North Grand Avenue (aka the “Gran Covina” project – APNS: 8429-006-018, 8429-006-017 and 8429-006-006)
 3. Adopt Resolution No. 15-7330, a Resolution of the City Council of the City of Covina, California, denying Site Plan Review SPR 14-003 for the residential development of 67 units and the commercial development of 2 buildings with drive-through facilities on properties located at 777 and 847 Edna Place and 731 North Grand Avenue (aka the “Gran Covina” project - APNS: 8429-006-018, 8429-006-017 and a portion of 8429-006-006)
- b. If the City Council wishes to reverse its October 7, 2014 decision and approve the land use entitlements, staff recommends that the Council take the following actions with the attached Resolutions and Ordinances of approval (attached as Exhibit “F”) and take the actions in the order as listed below.
 1. Adopt Resolution No. 15-7331, a Resolution of the City Council of the City of Covina, California, certifying a mitigated negative declaration and approving the Mitigation Monitoring Program for General Plan Amendment GPA 14-002, Zone Change ZCH 14-001, Planned Community Development PCD 14-002, Tentative Tract Map TTM 72721 and Site Plan Review SPR 14-003 – APNS: 8429-006-018, 8429-006-017 and 8429-006-006
 2. Adopt Resolution No. 15-7332, a Resolution of the City Council Of The City Of Covina, California, approving a General Plan Amendment GPA 14-002 to change the General Plan Land Use Map Designation from “General Industrial” to “Medium Density Residential” for properties at 777 and 847 Edna Place; and, from “General Commercial” to “Medium Density Residential” for the western most 128 feet of the property at 731 North Grand Avenue, and approving a Mitigated Negative Declaration – APNS: 8429-006-018, 8429-006-017 and a Portion Of 8429-006-006
 3. Introduce Ordinance No. 15-2038, an Ordinance of the City Council of the City of Covina, California, amending the Official Zoning Map of the City by changing the zoning designations from “M-1, Light Manufacturing” to “RD-3,300, Residential Medium Density Multiple Family” for properties at 777 and 847 Edna Place; and, from “C-2, Neighborhood Shopping

Center” to “RD-3,300, Residential Medium Density Multiple Family” for the western most 128 feet of the property at 731 North Grand Avenue, and, from “C-2, Neighborhood Shopping Center” to “C-4, Highway Commercial,” for the eastern most 149 feet of the property located at 731 North Grand Avenue, and approving a Mitigated Negative Declaration – APNS: 8429-006-018, 8429-006-017 and 8429-006-006

4. Introduce Ordinance No. 15-2039, an Ordinance of the City Council of the City of Covina, California, establishing a Planned Community Development Overlay Zone PCD 14-002 on the Official Zoning Map of the City for properties located at 777 and 847 Edna Place and, 731 North Grand Avenue, and Approving a Mitigated Negative Declaration – APNS: 8429-006-018, 8429-006-017 and 8429-006-006
5. Adopt Resolution No. 15-7333, a Resolution of the City Council of the City of Covina, California, approving Tentative Tract Map 72721 for the residential development of 67 lots and for commercial development of 2 lots and approving a Mitigated Negative Declaration – APNS: 8429-006-018, 8429-006-017 and 8429-006-006
6. Adopt Resolution No. 15-7334, a Resolution of the City Council of the City of Covina, California, approving Site Plan Review SPR 14-003 for the residential development of 67 units and the commercial development of 2 buildings with drive-through facilities and approving a Mitigated Negative Declaration – APNS: 8429-006-018, 8429-006-017 and a portion of 8429-006-006

CONTINUED BUSINESS

CB1. City Council to consider second reading and adoption of an Ordinance modifying the City’s parking requirements citywide concerning automotive repair shops and automotive body and paint shops.

Staff Recommendation:

- 1) City Council to hold second reading and adopt **Ordinance No. 15-2036**, modifying the City’s parking requirement citywide concerning automotive repair shops and automotive body and paint shops.

CB2. City Council to consider second reading and adoption of an Ordinance allowing medical, dental, and therapeutic offices as a permitted use in the “C-2/Neighborhood Shopping Center,” “C-3/Central Business,” “C-3A/Regional or Community Shopping Center,” “C-4/Highway Commercial,” and “C-5/Specified Highway” zoning districts, subject to certain requirements.

Staff Recommendation:

- 1) City Council to hold second reading and adopt **Ordinance No. 15-2035**, allowing medical, dental, and therapeutic offices as a permitted use in the “C-2/Neighborhood Shopping Center,” “C-3/Central Business,” “C-3A/Regional or Community Shopping Center,” “C-4/Highway Commercial,” and “C-5/Specified Highway” zoning districts, subject to certain requirements.

CB3. City Council to consider second reading and adoption of an Ordinance, adding “automobile rental” as a permitted use within and modifying the sign regulations for one property within the Shoppers Lane/Terrado Plaza Planned Community Development Area.

Staff Recommendation:

- 1) City Council to hold second reading and adopt **Ordinance No. 15-2037**, adding “automobile rental” as a permitted use within and modifying the sign regulations for one property within the Shoppers Lane/Terrado Plaza Planned Community Development Area.

NEW BUSINESS

NB1. City Council to adopt Resolutions relating to the annexation of territory to Community Facilities District No. 2007-01 (166 E. Center Street)

Staff Recommendation:

- 1) City Council to adopt **Resolution No. 15-7321**, declaring its intention to authorize the annexation of territory to Community Facilities District No. 2007-1 (Public Services); and
- 2) City Council to adopt **Resolution No. 15-7324**, adopting boundary map showing territory proposed to be annexed in the future to Community Facilities District No. 2007-1 (Public Services).

ADJOURNMENT

The Covina City Council/Successor Agency to the Covina Redevelopment Agency/Covina Public Finance Authority/Covina Housing Authority will adjourn to its next regular meeting of the Council/Agency/Authority scheduled for **Tuesday, March 17, 2015**, at 6:30 p.m. for closed session and 7:30 p.m. for open session inside the Council Chamber, 125 East College Street, Covina, California, 91723.