



CITY OF COVINA  
PLANNING COMMISSION AGENDA  
STUDY SESSION, TUESDAY, SEPTEMBER 13, 2016  
COUNCIL CHAMBER, CITY HALL  
125 EAST COLLEGE STREET  
FOLLOWING THE REGULAR 7:00 P.M. MEETING

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.*

None.

**CONTINUED PUBLIC HEARINGS**

None.

**PUBLIC HEARINGS**

None.

## **GENERAL MATTERS**

1. Covina iTEC Mixed-use Development Project

## **ADMINISTRATIVE ITEMS**

1. Information and Announcements.
2. Commission Comments.

## **ADJOURNMENT**

Adjourn to a Regular Meeting of the Planning Commission on September 27, 2016 at 7:00 p.m. 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 September 6, 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.*

# **CITY OF COVINA PLANNING COMMISSION STUDY SESSION**

**WHAT:** NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Covina will hold a STUDY SESSION on the COVINA ITEC TRANSIT-ORIENTED MIXED-USE DEVELOPMENT proposed for the former K-mart site, located north of E. Covina Boulevard and east of N. Citrus Avenue. The purpose of the Study Session is to inform the Planning Commission and afford them an opportunity to become familiar with the mixed-use development proposal, which consists of three components:

- A residential development of 117 townhouses by private developer MLC Holdings, Inc./Meritage Homes;
- A Transit Center and a Park and Ride facility by Foothill Transit; and
- A City of Covina Community Event Center with Business Incubator/Office Space

**You are invited to the Study Session and will have an opportunity to comment on the proposed mixed-use development.**

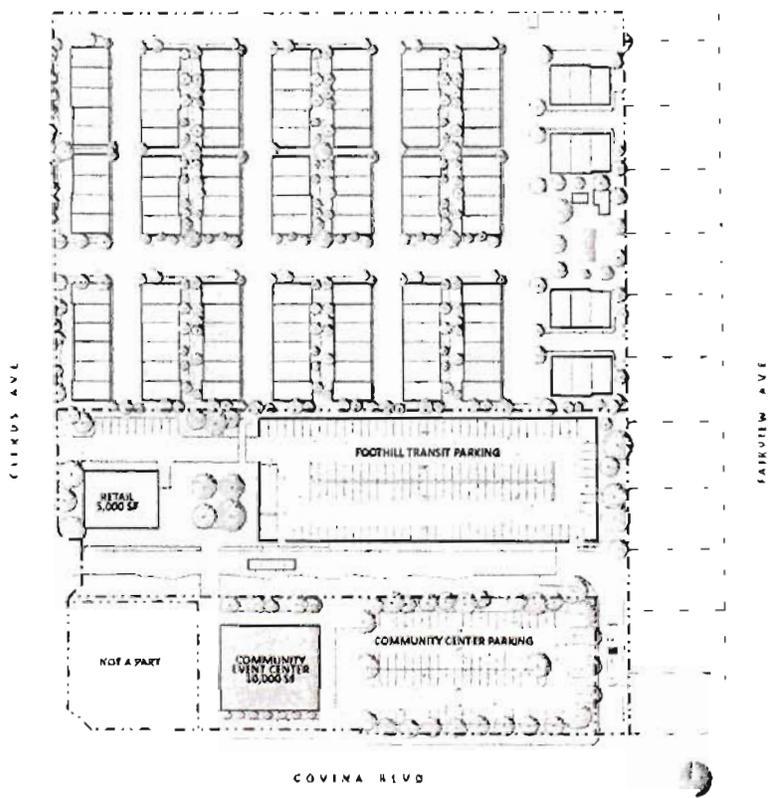
**This is not a public hearing and the Planning Commission will not be making any decisions on the mixed-use development proposal at this time.**

**WHEN:** September 13, 2016 at approximately 7:30 p.m. (following the Regular Planning Commission Meeting).

**WHERE:** In the Covina City Hall Council Chamber, 125 East College Street, Covina (Council Chamber is located at the rear of the main City Hall building).

## **QUESTIONS**

**NOW?** If you have any questions on the development proposal or regarding the meeting, feel free to call Brian K. Lee, Director of Community Development or Nancy Fong, AICP, Community Development Consultant in the Covina Community Development Department at (626) 384-5450.



CITY OF COVINA

PLANNING COMMISSION STUDY SESSION

PROJECT SITE

