



**City of Covina
125 East College Street
Covina, CA 91723**

Mayor/Chairperson John King – Mayor Pro Tem/Vice Chairperson Kevin Stapleton
Council/Agency Members Walt Allen, III, Peggy Delach and Bob Low

Planning Commissioners George Chadwick, John Connors, Charles Hodapp,
Daniel McMeekin and Winfield Patterson

JOINT STUDY SESSION MEETING

**COVINA CITY COUNCIL/REDEVELOPMENT AGENCY/PUBLIC
FINANCE AUTHORITY/HOUSING AUTHORITY
WITH
COVINA PLANNING COMMISSION**

**Tuesday, May 17, 2011, 6:00 P.M.
City Hall Council Chamber**

The Deputy City Clerk/Secretary of the Covina Redevelopment Agency/Covina Public Finance Authority/Covina Housing Authority hereby declares that the agenda for the May 17, 2011 Joint Study Session Meeting was posted on Thursday, May 12, 2011 near the front entrance of the City Hall, 125 East College Street, Covina, in accordance with §54954.2 of the Government Code.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

ORAL COMMUNICATIONS

To address the City Council/Redevelopment Agency/Public Finance Authority/Housing 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 from taking action on any item not on the agenda. Individual speakers are limited to five minutes each.

COUNCIL/AGENCY/AUTHORITY AND PLANNING COMMISSION COMMENTS

CITY MANAGER COMMENTS

NEW BUSINESS

NB 1. City Council and Planning Commission to discuss updating Title 17, Zoning, of the Covina Municipal Code.

ADJOURNMENT

The Covina City Council/Redevelopment Agency/Public Finance Authority Joint Study Session with the Planning Commission will adjourn to the next regularly scheduled meeting, **Tuesday, May 17, 2011**, at 7:00 p.m. for closed session and 7:30 p.m. for open session in the Council Chamber of Covina City Hall.

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 City Council/Redevelopment Agency/Public Finance Authority regarding any item on this agenda will be made available for public inspection at the City Clerk's Office Public Counter at City Hall located at 125 East 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 may be posted on the City's website.

JOINT STUDY SESSION

MEETING DATE: May 17, 2011

ITEM NO.: NB-1

STAFF SOURCE: Robert Neiuber, Director of Community Development
Shelby Williams, City Planner
Marc Blodgett, Blodgett Baylosis – Consultant

ITEM TITLE: Study Session on proposed Zoning Code Update

STAFF RECOMMENDATION

City Council and Planning Commission to receive and file the staff report and hold a joint study session on the proposed Zoning Code update.

FISCAL IMPACT

None.

BACKGROUND

In 2009, City staff in conjunction with our consultant Marc Blodgett began to examine a comprehensive update to the Covina Municipal Code Title 17 Zoning.

Zoning regulations affect land use, lot size, building heights, density, setbacks, signage, and other aspects of property use. The Zoning Code controls the physical development of land and the types of uses which each individual property may be designated (residential, commercial, industrial, recreational, mixed-use...). With this review and update, the City would like to modernize and provide more user-friendly zoning regulations to help us expedite service to residents, business owners, property owners, and developers.

With staff reductions in Planning and with an emphasis on completing Housing Element of the General Plan, the Zoning Code update was put on hold. Our consultant has been working on the update and staff is preparing to bring the matter back to the Planning Commission for a second series of public meetings later this year and then onto the City Council for a public hearing. The issue was raised during our most recent strategic planning meeting that the process could benefit from some early input by the City Council on the matter and so this study session was initiated.

Some of the issues that staff and participants at the public meetings have identified through this process that may need to be addressed are:

- City parking requirements
- Signage requirements
- The allowance of Medical Uses in commercial zones
- Consolidation of procedural requirements into one chapter (ie: notices, hearings, appeals)
- Notification requirements and site posting
- Solar and sustainability requirements

- Consolidation of zone districts
- Mixed-use zone
- Minimum lot size
- Allowable lot coverage of residential properties
- Accessory buildings percentage of the main house
- Should we provide greater flexibility for staff to approve minor variances and other issues over the counter
- Allowable uses in the zones and how those uses are listed
- Nonconforming use update
- Reasonable Accommodation Standards
- Maintenance of real property standards – move to another Title
- Massage/Personal Services (being addressed under separate Ordinance)
- Wireless Communication Facilities (being addressed under separate Ordinance)

Staff will present a brief report on the Zoning Code update and then ask the City Council and Planning Commission to discuss and provide staff with comments on the zoning issues raised above and any others that the City Council and Planning Commission feel that staff should address in this comprehensive update.

RELEVANCE TO THE STRATEGIC PLAN

This study session helps us to meet the strategic objective to present to the City Council for consideration updated zoning codes to encourage environmental sustainability (e.g., water, solar), improve customer service and increase zoning clarity to help meet the three year goal of becoming an “Environmentally Sustainable Community.”

EXHIBITS

A. Covina Municipal Code Title 17 Zoning Code list of Chapters

REVIEW TEAM ONLY	
City Attorney: 	Finance Director: 
City Manager: 	Other: _____

Title 17
ZONING¹

Chapters:

- 17.02** General Provisions
- 17.04** Definitions and Standards
- 17.06** Zones and Map
- 17.08** A-1 Agricultural and Residential Zone (Single-Family)
- 17.10** A-2 Agricultural and Residential Zone (Single-Family)
- 17.12** E-1/2 Estate Residential Zone (Single-Family Estate)
- 17.14** E-1 Estate Residential Zone (Single-Family Estate)
- 17.16** E-2-1/2 Estate Residential Zone (Single-Family Estate)
- 17.18** E-5 Estate Residential Zone (Single-Family Estate)
- 17.20** R-1-20,000 Residential Zone (Single-Family)
- 17.22** R-1-10,000 Residential Zone (Single-Family)
- 17.24** R-1-8500 Residential Zone (Single-Family)
- 17.26** R-1-7500 Residential Zone (Single-Family)
- 17.28** RD Residential Zone (Multiple-Family)
- 17.30** R-TP Residential Zone (Trailer and Mobile Home Parks)
- 17.32** R-R Residential Recreation Zone
- 17.34** C-P Commercial, Administrative and Professional Office Zone
- 17.36** C-1 Commercial Zone (Neighborhood Stores)
- 17.38** C-2 Commercial Zone (Neighborhood Shopping Center)
- 17.40** C-3 Commercial Zone (Central Business)
- 17.42** C-3A Commercial Zone (Regional or Community Shopping Center)
- 17.44** C-4 Commercial Zone (Highway)
- 17.46** C-5 Commercial Zone (Specified Highway)
- 17.48** C-R Commercial Zone (Recreation)
- 17.50** TC-P Town Center Medical and Professional Office Zone
- 17.52** TC-C Town Center Commercial Zone
- 17.54** M-1 Light Manufacturing Zone
- 17.55** Adult-Oriented Businesses
- 17.56** Overlay Zone (Outdoor Advertising Structures)
- 17.57** Outdoor Dining and Display

- 17.58** Planned Community Development (PCD) Districts
 - 17.59** Maintenance of Real Property
 - 17.60** Permitted Uses
 - 17.62** Conditional Use Permits
 - 17.63** Family Day Care Homes
 - 17.64** Site Plan Review
 - 17.66** Highway Right-of-Way Lines
 - 17.68** Existing Lots
 - 17.70** Nonconforming Lots, Buildings and Uses
 - 17.72** Off-Street Parking and Loading
 - 17.73** Off-Site Subdivision Directional Signs
 - 17.74** Signs in Commercial Zones
 - 17.75** Incidental Signs
 - 17.76** Conversion of Residential Building
 - 17.78** Variances
 - 17.80** Zoning Amendments and Zone Changes
 - 17.81** Historic Preservation
 - 17.82** Water-Efficient Landscape Regulations
 - 17.83** Tree Preservation
 - 17.84** Compliance and Penalties
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For statutory provisions regarding planning in general, see Government Code § 65000 et seq.; for provisions regarding the community redevelopment law, see Health and Safety Code § 33000 et seq.

This page of the Covina Municipal Code is current through Ordinance 11-1992 and legislation passed through May 3, 2011.

Disclaimer: The City Clerk's Office has the official version of the Covina Municipal Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

City Website: <http://www.covina.ca.gov>

City Telephone: (626) 384-5430

Code Publishing Company