PLANNING COMMISSION REVISION TO RESOLUTION NO. 567

RESOLUTION NO. 11-5399

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WEST COVINA, CALIFORNIA, ADOPTING THE STANDARDS APPLICABLE TO PRECISE PLANS (KNOWN AS PLANNING COMMISSION RESOLUTION NO. 567)

GENERAL EXEMPTION

APPLICANT: City of West Covina

LOCATION: City Wide

WHEREAS, there has been adopted by the City Council of the City of West Covina certain regulations pertaining to the adoption and application of Precise Plans of Design affecting the use of land within certain specified zone classifications and under certain circumstances; and

WHEREAS, it has been the policy of the Planning Commission in adopting such plans to make reference to certain requirements of the zoning, Subdivision and other Ordinances of the City of West Covina in order to assist the owners and/or developers of properties affected by such plans in processing applications for building permits, and to impose certain other standard conditions in all usual cases; and

WHEREAS, in order to avoid repetition and to accomplish uniformity, it is desirable to set forth herein said standard requirements and conditions.

WHEREAS, the Planning Commission first adopted Planning Commission Resolution No. 567 on February 19, 1968 and the resolution was last amended on September 21, 1983; and

WHEREAS, on January 11, 2011 the Planning Commission considered revisions to Planning Commission Resolution No. 567; and

WHEREAS, studies and investigations made by this Commission and in its behalf reveal the following facts:

1. The resolution lists standard conditions from the Public Works Department and the Planning Department and some of the conditions need to be eliminated or changed based on current standards and code requirements. The standards were last amended more than 25 years prior.

2. The proposed action is considered to be exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15061(b)(3) of the CEQA Guidelines, in that the proposed action consists of a code amendment, which does not have the potential for causing a significant effect on the environment.

NOW, THEREFORE, the Planning Commission of the City of West Covina does hereby approve amendments to Precise Plan Standards (Planning Commission Resolution No. 567).

NOW, THEREFORE, BE IT RESOLVED that the following conditions shall be deemed to be attached to and made a part of all Precise Plans approvals by the Planning Commission of the City of West Covina unless specifically modified or waived by appropriate action of the Planning Commission and/or City Council, and that a copy of this Resolution be attached to every resolution hereafter adopted approving or amending a Precise Plan.

1) That all street improvements outlined in Chapter 19, Article II of the West Covina Municipal Code, including utilities, be installed accordingly and meet the approval of the City Engineer. This is to include streetlights and sidewalks.

2) That the Precise Plan conforms to all proposed Rights-of-Way of the State Division of Highways and the Los Angeles County Flood Control District lying within or contiguous to subject property.

3) That all necessary street widening conform to the adopted Master Plan of Streets and Highways of the City of West Covina and shall be deeded to the City of West Covina.

4) That adequate water supply and fire protection be provided as required by Chapter 7, Article X, Chapter 10, Section 22-188, and Chapter 23, Article III of the West Covina Municipal Code.

5) That all excavating and grading work conform to provisions of Chapter 9, and Chapter 19, Article III of the Municipal Code.

6) That all bonds, fees and deposits for improvements be posted before building permits are issued.

7) That the site be graded to drain to public street or that suitable storm drain facilities be provided, satisfactory to the City Engineer.

8) Failure to commence and diligently pursue construction within the required time period or any extension thereof shall cause the precise plan to become void, and any privilege, permit, or use granted thereby shall lapse as provided in Section 26-235 of the Municipal Code.

9) The Planning Director may approve minor modifications without the benefit of public hearing when such minor modifications do not adversely affect the public interest or the interest of the owners of neighboring property or substantially alter the approved plan. The decision of the Planning Director may be appealed to the Planning Commission and/or City Council.

10) If plan modifications are requested, the applicant shall submit an application with the required number of plans to the Planning Department for review and approval prior to the issuance of any building permit.

I HEREBY CERTIFY foregoing Resolution was adopted by the Planning Commission of the City of West Covina, at a regular meeting held on the 11th day of January, 2011, by the following vote:

AYES: Redholtz, Carrico, Stewart, Holtz, Sotelo

NOES: None

ABSTAIN: None

ABSENT: None

DATE: January 11, 2011

Robert A. Sotelo, Chairman
Planning Commission

Jeff Anderson AICP, Secretary
Planning Commission