

**RESOLUTION NO. 2019-08**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST COVINA, CALIFORNIA, INITIATING ZONE CHANGE NO. 19-01 INITIATION TO STUDY A ZONE CHANGE**

**WHEREAS**, on February 5, 2019, the City Council initiated a Zone Change to change the zone from “Single-Family Residential” (R-1) to “Multiple -Family Residential” (MF-20); and

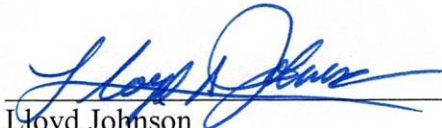
**WHEREAS**, the studies and investigations made by the City Council and on its behalf reveal the following facts:

1. The current zoning of the property located at 1904 W. Pacific Lane is “Single-Family Residential” (R-1).
2. The site is surrounded by single-family and multi-family residences. To the north of the property is “Single-Family Residential” (R-1) zoning. South and east of the property is “Multi-Family Residential” (MF-20) zoning and consists of a large condo complex. West of the property are two lots with single-family residences; one of which is the site of an approved seven-unit condominium and both of are zoned “Multi-Family Residential” MF-20.
3. The project site is part of a larger block that includes properties zoned for “Office Professional” (O-P), “Neighborhood Commercial” (N-C) and the “Multi-Family Residential” (MF-20).
4. A zone change at this site would make the property more consistent with the adjacent zoning


**NOW, THEREFORE, BE IT RESOLVED, THE CITY COUNCIL OF THE CITY OF WEST COVINA, DOES RESOLVE AS FOLLOWS:**

**SECTION 1.** In conformance with Section 26-153(a)(2) of the West Covina Municipal Code, does hereby initiate a Zone Change to change the zone of the property located at 1904 W. Pacific Lane from “Single-Family Residential” (R-1) to “Multiple -Family Residential” (MF-20).

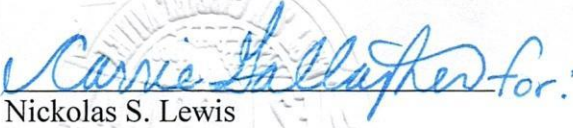
**PASSED, APPROVED AND ADOPTED** on this 5<sup>th</sup> day of February 2019.

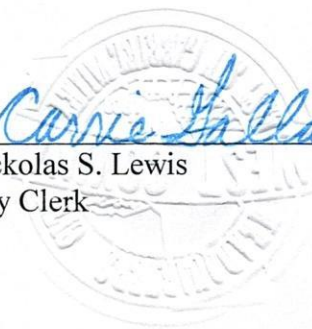
  
\_\_\_\_\_  
Lloyd Johnson  
Mayor

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Scott E. Porter  
City Attorney


**ATTEST:**

  
\_\_\_\_\_  
Nickolas S. Lewis  
City Clerk



I HEREBY CERTIFY that the foregoing resolution was duly adopted by the City Council of the City of West Covina at a regular meeting thereof held on February 5<sup>th</sup>, 2019, by the following vote of the Council:

AYES: Castellanos, Lopez-Viado, Shewmaker, Wu, Johnson  
NOES: None  
ABSTAIN: None  
ABSENT: None

  
Carrie Gallagher  
Assistant City Clerk

