



CC Regular Meeting AGENDA ITEM REPORT

Meeting: June 3, 2025
Title: Resolution CC 2025-49 Accepting the Public Improvements Associated with Tract No. 82874 “Covina Bowl”
Presented by: Rafael M. Fajardo, Director of Public Works/City Engineer
Recommendation: Adopt Resolution CC 2025-49 accepting the public improvements associated with Tract No. 82874 “Covina Bowl”.

EXECUTIVE SUMMARY:

Resolution CC 2025-49 (Attachment A) is presented for the City Council’s consideration to accept public improvements associated with Tract No. 82874 “Covina Bowl”. The City Engineer has determined that all public improvements required with the Tract Map’s conditions of approval have been constructed in compliance with improvement plans and City standards. The developer has also provided the required warranty bond related to these public improvements.

BACKGROUND:

On December 5, 2019, a community workshop was held at the project site specifically geared toward the Covina Historical Society, Los Angeles Conservancy, and Covina residents with various project representatives available to provide project information to the public and to answer specific questions. More than 30 community members were present at the community workshop and engaged in discussion about the project, sharing both concerns and praises for the project.

On January 23, 2020, a Notice of Preparation (NOP) was prepared and circulated for the project. The purpose of the NOP was to solicit early comments from public agencies with expertise in subjects that are discussed within the Draft EIR.

On February 3, 2020, a public scoping meeting was held at the City of Covina Senior and Community Center to solicit oral and written comments from the public and public agencies. Numerous members from the Friends of the Covina Bowl Facebook Group and the Covina Historical Society attended the meeting.

On December 22, 2020, the Planning Commission held a study session for the Covina Bowl Draft Environmental Impact Report (EIR) for the Covina Bowl Specific Plan, which includes the proposed construction and operation of 132 multi-family residential units and the adaptive reuse of the Covina Bowl building for approximately 12,000 square feet of commercial/office space.

The Covina City Council conditionally approved the Tentative Tract Map on March 2, 2021.

On April 19, 2022, the City Council adopted Resolution CC 2022-39 approving the recordation of Tract No. 82874. Prior to recordation of the Tract Map, a Subdivision Improvement Agreement was executed and surety bonds were provided to secure the construction of the required public improvements.

DISCUSSION:

The City Engineer has determined that all public improvements required as conditions of approval for Tract No. 82874 have been constructed in substantial compliance with the improvement plans and all applicable City

standards. The developer has provided a Warranty Bond in the amount of 20% of the cost of the public improvements to cover a one-year warranty period in which defects must be corrected. The City Engineer will release the warranty security in accordance with Section 12.0 of the Subdivision Improvement Agreement after the warranty requirements are satisfied.


FISCAL IMPACT:

The Public Works Department will assume the maintenance costs for the public improvements that were constructed by Tract No. 82874. The public improvements consisted of new curb and gutter, drive approaches, diagonal parking spaces, street paving, signing and striping, and street lights. The future on-going maintenance costs of the additional public improvements will be nominal due to the small scale of the improvements constructed. Maintenance of the private improvements outside of the public right-of-way are the responsibility of the homeowner's association.

CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT):

During the review process, the City Council adopted Resolution CC 21-17 certifying the Environmental Impact Report (SCH - 2020010334), making environmental findings pursuant to CEQA, adopting a Facts of Findings and Statement of Overriding Considerations, and adopting the Mitigation Monitoring and Reporting Program (MMRP).

Respectfully submitted,



Rafael M. Fajardo
Director of Public Works/City Engineer