

ATTACHMENT F

Resolution 2025-012 PC

RESOLUTION NO. 2025-012 PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COVINA, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL THE APPROVAL AND ADOPTION OF A DEVELOPMENT AGREEMENT BETWEEN STIIIZY COVINA INC (“STIIIZY”) AND THE CITY OF COVINA, RELATED TO A PROPOSAL TO APPROVE A 4,600 CANNABIS MICROBUSINESS RETAIL ESTABLISHMENT WITHIN THE PCD (PLANNED COMMUNITY DEVELOPMENT) / M-1 (LIGHT MANUFACTURING) ZONE, LOCATED AT 754 EAST ARROW HIGHWAY, (APN: 8405-003-032).

WHEREAS, to strengthen the public planning process, encourage private participation in comprehensive planning and reduce the economic risk of development, the Legislature of the State of California adopted Government Code Sections 65864 et seq. (the Development Agreement Statute) which authorizes cities to enter into agreements for the development of real property in order to establish certain development rights in such property; and

WHEREAS, pursuant to Government Code Section 65865 the City has adopted rules and regulations establishing procedures and requirements for consideration of development agreements; and

WHEREAS, Stiiizy, Covina, Inc – (“STIIIZY”) c/o Tak Sato, James Kim, Stephanie Uy, Mike Touhey, and Jasmine Szameit (“Co-Owners”), co-owners of the cannabis microbusiness located 754 E. Arrow Highway. The business owners proposing a cannabis microbusiness retail establishment (“Stiiizy”), in conjunction with a manufacturing and distribution use, on a 4,600 square-foot commercial tenant space and associated interior tenant improvements, within the PCD (Planned Community Development) / M-1 (Light Manufacturing) zone, located at 754 E Arrow Hwy, Covina, Ca, 91722 (APN: 8405-003-032).

WHEREAS, a copy of the proposed Ordinance adopting the Development Agreement is attached hereto and incorporated herein as Exhibit “A” to this Resolution; and

WHEREAS, pursuant to the Development Agreement Statute, the Planning Commission held a duly noticed public hearing on June 24, 2025 on the proposed Project and

WHEREAS, all legal prerequisites prior to adoption of this Resolution have occurred.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF COVINA DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. Based on the full record of these proceedings, the Planning Commission hereby finds the Development Agreement:

1. Is consistent with the General Plan and the City Council finds that the proposed project as conditioned, complies with all applicable provisions of the General Plan;
2. Is in conformity with public conveniences and good land use practices as the project approvals, mitigation monitoring program and development agreement will guarantee adequate infrastructure for the development and land uses that are compatible with their

- surroundings;
3. Will not be detrimental to the health, safety and general welfare as the project approvals, mitigation monitoring program and development agreement will guarantee adequate infrastructure, safety measures and public services such as police, fire, utilities, and sanitation;
 4. Will not adversely affect the orderly development of property or the preservation of property values because the proposed development is conditioned to be consistent with the General Plan and compatible with surrounding land uses; and
 5. Is consistent with the provisions of Government Code 65864 through 65869. 5.

SECTION 2. Based upon the aforementioned findings, the Planning Commission hereby recommends the City Council adopt Ordinance No. 2025-XXX approving and adopting the Development Agreement between Stiiizy, Covina, Inc. c/o Tak Sato, James Kim, Stephanie Uy, Mike Touhey, and Jasmine Szameit (“Co-Owners”), co-owners of the cannabis microbusiness and the City of Covina in the form attached to this Resolution as Exhibit" A" and incorporated herein by reference.

SECTION 3. The documents and materials that constitute the record of proceedings on which these findings and this Resolution are based are located at the City Clerk’s Office or Community Development Department, Planning Division, located at 125 E. College Street, Covina, CA 91723, or at <http://covinaca.gov/pc/page/projects-under-review>. The custodian of these records is the City Clerk.

SECTION 4. The Secretary shall certify the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED, by the members of the Planning Commission of Covina this 24th day of June 2025.

ROSIE RICHARDSON, CHAIR
CITY OF COVINA PLANNING COMMISSION

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Planning Commission of the City of Covina at a regular meeting thereof held on the 24^h day of June, 2025, by the following vote of the Planning Commission:

AYES:
NOES:
ABSENT:
ABSTAIN:

COVINA PLANNING COMMISSION SECRETARY
EXHIBIT “A”

DRAFT ORDINANCE ADOPTING DEVELOPMENT AGREEMENT