

ORDINANCE 2078

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GLENDORA, CALIFORNIA APPROVING A ZONE CHANGE FROM SINGLE-FAMILY RESIDENTIAL (R-1) AND RESTRICTED-MULTIFAMILY (R-2) TO PLANNED REDEVELOPMENT (PR) AND ESTABLISHING SITE SPECIFIC DEVELOPMENT STANDARDS AND PERMITTED USES ON PROPERTIES LOCATED AT - 400 AND 420 N. GLENDORA AVENUE, 117, 125, 127, AND 131 E. WHITCOMB AVENUE, 415 N. VISTA BONITA AVENUE (PROJECT NO. PLN20-0007)

**THE CITY COUNCIL
City of Glendora, California**

THE CITY COUNCIL OF THE CITY OF GLENDORA DOES HEREBY ORDAIN AS FOLLOWS:

WHEREAS, BGW Architects for Cornerstone Bible Church (Church) has filed an application for rezoning certain properties it owns located at 400 and 420 N. Glendora Avenue, 117, 125, 127 and 131 E. Whitcomb Avenue, 415 N. Vista Bonita Avenue, Glendora, California to *Planned Redevelopment (PR)* zone and the establishment of site-specific development requirements. The Church has proposed an expansion project (Project) of the church campus and will separately require a Tentative Parcel Map, and Conditional Use Permit Amendment, to allow for the construction of a new 18,760 square foot church structure (with ground floor sanctuary and subterranean level classrooms, nursery, and offices) on approximately 1.45 acres (parcel map consolidation of 8 of the 9 lots totaling approximately 1.28 acres) (Project No. PLN20-0007); and

WHEREAS, the project site currently consists of six parcels; 400 N. Glendora Avenue, 117, 125, 127 and 131 E. Whitcomb Avenue, 415 N. Vista Bonita Avenue, that have a General Plan (Community Plan 2025) land use designation of *Medium/High Density Residential*. 420 North Glendora Avenue has a General Plan land use designation of *Low/Medium Density Residential*. No change to General Plan designation is requested as the proposed new zone *Planned Redevelopment (PR)* is an implementing zone for the underlying General Plan Land Use designations; and

WHEREAS, pursuant to Glendora Municipal Code (GMC) §21.06.020A: *The purpose of the planned redevelopment zone is to provide for development on a comprehensive basis by using site planning techniques not permitted through the literal application of zoning and subdivision regulations and to produce an environment of stable, desirable character in harmony with existing and potential development in the surrounding area. The planned redevelopment zone is intended to achieve the following:*

1. *To protect the public health, safety and welfare;*
2. *To implement the policies and programs of the general plan and applicable specific plans;*
3. *To preserve the environment and natural resources;*
4. *To attain the physical, social and economic advantages of comprehensively planned land uses;*
5. *To ensure aesthetic development;*
6. *To provide for adequate amenities, facilities, infrastructure and services;*
- 7.. *To promote the efficient use of the land.*

WHEREAS, pursuant to GMC §21.06.020(B) and (C), development requirements and permitted uses for *PR* zone shall be established by City Council. In addition, GMC §21.01.050(B)2 states: *An amendment of the provisions of this title, including the official zoning map may be initiated by the director, commission or council; and,*

WHEREAS, a public hearing was held by the Planning Commission of the City of Glendora on October 3, 2023, after due notice was given as required by law, at which time oral and documentary evidence was introduced along with the written analysis of the Planning Department of the City of Glendora, and the Planning Commission recommended approval of Project No. PLN20-0007 to the City Council; and

WHEREAS, the City Council held a public hearing on November 14, 2023, after due notice was given as required by law, at which time oral and documentary evidence was introduced along with the recommendation of the Planning Commission of the City of Glendora.

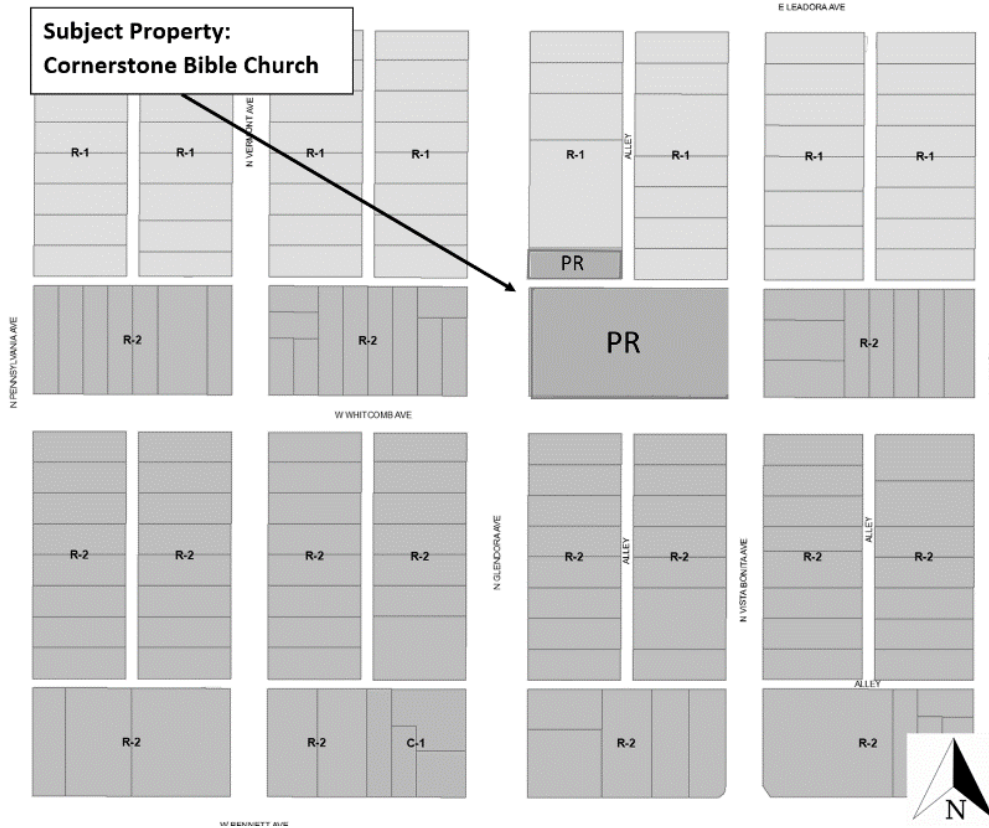
NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GLENDORA, CALIFORNIA, DOES HERBY ORDAIN AS FOLLOWS:

SECTION 1. The City Council adopted a Mitigated Negative Declaration (MND) for the Project and its associated rezoning consistent with the requirements of the California Environmental Quality Act (“CEQA”) on November 14, 2023. The City Council determined on the basis of the whole record before it including the Initial Study prepared for the Project, comments received during the public review process including comments from Responsible Agencies and the public at large, that there was no substantial evidence that the proposed project would have a significant effect on the environment and that the MND reflected the City’s independent judgment and analysis.

SECTION 2. The City Council, based on the evidence in the record inclusive of the staff report, and written/oral testimony, hereby approves a zone change designation from *Single-Family Residential (R-1)* and *Restricted Multi-Family Residential (R-2)* to *Planned Redevelopment (PR)* at the subject site properties and as shown on below Table A and Zoning Map image:

Zoning Map – Proposed Designation

Table A - Zoning Change (File No. PLN20-0007)			
Address #	Assessor Parcel #	Existing Zone	Rezone
400 N. Glendora Avenue / 101 E. Whitcomb Avenue	8637-017-021	R2	PR
420 N. Glendora Avenue	8637-017-011	R1	PR
415 N. Vista Bonita Avenue	8637-017-013	R2	PR
117 E. Whitcomb Avenue	8637-017-016	R2	PR
125 E. Whitcomb Avenue	8637-017-020	R2	PR
131 E. Whitcomb Avenue	8637-017-019	R2	PR



SECTION 3. The following Use and Development Standards for the *PR* zoned site at the subject properties are hereby adopted as shown in Table B:

Table B - PR Zone Development Standards (File No. PLN20-0007)	
Allowed uses:	Religious assembly/worship (church and associated uses/structures); residential
Lot Area (minimum):	1 gross acre*
Lot Width (minimum):	70 Feet*
Lot Depth:	100 Feet (minimum)*
Building Height:	35 Feet (maximum)*
Front setback – Glendora Ave.:	9 Feet (minimum)*
Rear setback – North/Public Alley:	12 Feet (minimum)*
Street Side setback – Whitcomb Ave. & Vista Bonita Ave.:	5 Feet (minimum)*
Play equipment	15 Feet (min. setback to property line)*

<p>Parking:</p>	<ul style="list-style-type: none"> - One for each 4 permanent seats in the main assembly area and one for each 40 square feet of seating area in the main assembly area where temporary or moveable seats are provided. <ul style="list-style-type: none"> -- 50 spaces per current proposed project plans. - Special events can utilize required onsite parking areas for non-parking needs but only on a temporary time-limit basis. - Parking may encroach into above mentioned setbacks for Whitcomb and Vista Bonita Avenues but must be screened where feasible from public streets with landscaping and/or fence/walls.
<p>Any item not addressed above will conform to the applicable requirements of the GMC, as determined by the Community Development Director</p>	
<p><i>Footnote:</i></p> <ul style="list-style-type: none"> * For primary site (between Whitcomb Avenue and public Alley). Not applicable to site trash enclosure and property north of public alley (420 N. Glendora). 	

SECTION 4. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held to be invalid or unenforceable by a court of competent jurisdiction, the remaining portions of this Ordinance shall nonetheless remain in full force and effect. The people of the City of Glendora hereby declare that they would have adopted each section, subsection, sentence, clause, phrase, or portion of this Ordinance, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, or portions of this Ordinance be declared invalid or unenforceable.

SECTION 5. The Mayor shall sign this Ordinance and the City Clerk shall attest and certify to the passage and adoption thereof and cause same to be published at least once in the San Gabriel Valley Examiner, a weekly newspaper of general circulation, published in the City of Glendora, which newspaper is hereby designated for that purpose (Govt. Code § 40806); and thereupon, and thirty (30) days after its passage, this Ordinance shall take effect and be in force.

PASSED, APPROVED and ADOPTED this 12th day of December, 2023.

City Council of Glendora, California

DocuSigned by:
BY: Mendell Thompson
MENDELL L. THOMPSON
Mayor
Jan 29, 2024 | 3:31 PM PST

APPROVED AS TO FORM:
Aleshire & Wynder, LLP

DocuSigned by:

William Wynder

WILLIAM W. WYNDER

City Attorney

Jan 29, 2024 | 3:50 PM PST

CERTIFICATION

I, Kathleen R. Sessman, City Clerk/Communications Director of the City of Glendora, do hereby certify that the foregoing Ordinance was introduced for first reading on the 14th day of November, 2023. Thereafter, said Ordinance was duly approved and adopted at a regular meeting of the City Council on the 12th day of December, 2023, by the following roll call vote:

AYES:	COUNCIL MEMBERS:	Allawos, Boyer, Davis, Fredendall, and Thompson.
NOES:	COUNCIL MEMBERS:	None.
ABSENT:	COUNCIL MEMBERS:	None.
ABSTAIN:	COUNCIL MEMBERS:	None.

I further certify that said Ordinance was published as required by law in a newspaper of general circulation in the City of Glendora, California on January 18, 2024.

Dated: December 13, 2023

DocuSigned by:

Kathleen Sessman

KATHLEEN R. SESSMAN MMC

City Clerk/Communications Director

Jan 30, 2024 | 10:59 AM PST

Certificate Of Completion

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Certificate Pages: 5	Initials: 0
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Time Zone: (UTC-08:00) Pacific Time (US & Canada)	116 E Foothill Blvd
	Glendora, CA 91741
	CCO@cityofglendora.org
	IP Address: 173.196.201.130

Record Tracking

Status: Original	Holder: City Clerk's Office	Location: DocuSign
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Signer Events

Mendell Thompson
 mthompson@cityofglendora.org
 Councilman
 Security Level: Email, Account Authentication (None)

Signature

DocuSigned by:

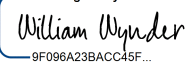
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William Wynder
 wwinder@awattorneys.com
 Security Level: Email, Account Authentication (None)

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Danny Aleshire
 danny.aleshire@awattorneys.com
 Security Level: Email, Account Authentication (None)

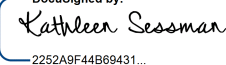
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Kathleen Sessman
 ksessman@cityofglendora.org
 City of Glendora
 Security Level: Email, Account Authentication (None)

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City Clerk Group

cityclerkgroup@cityofglendora.org

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Notary Events	Signature	Timestamp
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Payment Events	Status	Timestamps
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Electronic Record and Signature Disclosure
