



MEMORANDUM

To: Chairman and Members of the Planning and Zoning Commission

From: Damir Latinovic, AICP; Senior Planner

Date: April 2, 2018

Re: Petition 31-17; Conditional Use
28 Tyler Creek Plaza
Church

SUBJECT

Consideration of Petition 31-17 requesting a conditional use in the AB Area Business District and ARC Arterial Road Corridor Overlay District to establish a church at the property commonly referred to as 28 Tyler Creek Plaza, by The Universal Church, as applicant, and J & J Covina Center Plc, as property owner.

BACKGROUND

On December 21, 2017, the City received a development application from The Universal Church, as applicant, and J & J Covina Center Plc, as property owner, for a conditional use to establish a church at 28 Tyler Creek Plaza. The public hearing and review by the Planning and Zoning Commission was scheduled on March 5, 2018.

On March 5, 2018, the City received a letter of objection, dated March 5, 2018, from Gemelli Real Estate, LLC the owner of the adjacent property within Tyler Creek Plaza Shopping Center. Gemelli Real Estate, LLC provided a copy of certain "Declaration of Restrictions and Reciprocal Easement" dated June 14, 1983, and recorded on August 24, 1983 as document 1650587, as amended from time to time, which states the entire shopping center property shall be used for commercial purposes only. As a result, the Planning and Zoning Commission continued the hearing for Petition 31-17 to April 2, 2018 without any discussion, to give the applicant, property owner, and the owner of adjacent property time to come to an agreement regarding the proposed church use.

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RECOMMENDATION

On March 27, 2018, the City received a request from the property owner to continue the hearing in order to allow all parties involved additional time to resolve the potential restriction in the private "Declaration of Restrictions and Reciprocal Easement" affecting the shopping center.

Staff does not object to the request and recommends the Commission continue the Petition 31-17 to the next regularly scheduled Planning and Zoning Commission meeting on May 7, 2018 at 7:00 pm.

Attachments

Damir Latinovic

From: Ayda Kach <ayda@pacwestmg.com>
Sent: Tuesday, March 27, 2018 3:43 PM
To: Damir Latinovic
Cc: Lizabeth Alvarez; ' (jrahmanizad@yahoo.com)'; Joseph Ramani
Subject: Petition 31-17 (The Universal Church) 28 Tyler Creek Plaza

Good Afternoon,

The landlord, J&J Covina, LLC, would like to request for the hearing to be continued in order to allow them additional time to resolve the potential CC&R restriction petitioned by Butera.

Please do not hesitate to contact me with any questions.

Best,

Ayda Kach
Director of Marketing & Leasing



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