

**These minutes are preliminary and are considered unofficial
until adopted at the next Planning Commission meeting by a majority vote.**

A G E N D A

DATE: December 14, 2021

ITEM NO.: 1

**MINUTES
REGULAR MEETING OF THE PLANNING COMMISSION
CITY OF WEST COVINA
Tuesday, October 26, 2021**

Regular meeting of the Planning Commission was called to order at 7:00 p.m.in the West Covina Council Chambers.

The Commission observed a moment of silent prayer/meditation.

Commissioner Lewis lead the Pledge of Allegiance.

ROLL CALL

Present: Heng, Becerra, Williams, Lewis

Absent: Gutierrez (excused)

City Staff Present: Burns, Martinez

APPROVAL OF MINUTES:

1. Regular meeting, October 12, 2021

The minutes were approved as submitted.

OTHER MATTERS OR ORAL COMMUNICATIONS

None

PUBLIC HEARINGS

2. **CONDITIONAL USE PERMIT NO. 21-03
CATEGORICAL EXEMPTION**
APPLICANT: Jessica Grevin on behalf of AT&T
LOCATION: 3540 E. Cameron Avenue
REQUEST: The applicant is requesting the approval of a conditional use permit to install a 60-foot tall freestanding wireless telecommunications facility located within the Valencia Heights Water District property. The proposed wireless telecommunications facility will be located adjacent to Heritage Park. The telecommunications facility would be disguised as a eucalyptus tree. Equipment cabinets will be installed within a 817-square foot leased area, which will be screened by an 8-foot high concrete masonry unit lock wall enclosure.

Assistant Planner Camellia Martinez presented the staff report.

Chairperson Becerra opened the public hearing.

PROPONENTS:

Jessica Grevin, applicant, spoke in favor of the application.

OPPONENTS:

Lisa (no last name given), Rick (no last name given), Ian Pike, Pati McNair, Pauline Maxwell and Elsie Messman spoke in opposition.

REBUTTAL:

Ms. Grevins rebutted testimony in opposition.

Chairperson Becerra closed the public hearing.

Discussion by the Commission.

Motion by Heng, seconded by Becerra, to deny Conditional Use Permit No. 21-03. Motion fails: 2 – 2 (Becerra, Heng in favor, Williams, Lewis opposed, Gutierrez absent.)

Motion by Lewis, seconded by Williams, to continue this matter to the November 9, 2021 regular meeting. Motion fails: 2 – 2 (Williams, Lewis in favor, Becerra, Heng opposed, Gutierrez absent).

Discussion by the Commission.

Motion by Becerra, seconded by Heng, continue this matter to the December 14, 2021 regular meeting and require the applicant to provide further community outreach to the residents (optional), provide information showing the need for the new cell site, information regarding the undergrounding of facilities, and additional photo simulations of the proposed cell site from above. Motion fails: 2 – 2 (Becerra, Heng in favor, Williams, Lewis opposed, Gutierrez absent)

Discussion by the Commission.

Motion by Becerra, seconded by Lewis, continue this matter to the December 14, 2021 regular meeting and allow the applicant to provide further community outreach to the residents, provide information showing the need for the new cell site, information regarding the undergrounding of facilities, and additional photo simulations of the proposed cell site from above if desired. Motion carried 4-0, (Gutierrez absent.)

NON-HEARING ITEMS - None

COMMISSION REPORTS/COMMENTS AND MISCELLANEOUS ITEMS

Lewis – Code amendment for undergrounding of telecommunications facilities.

3. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT:

- a. Forthcoming – October 26, 2021
- b. Town Hall meeting regarding the Housing Element Update is scheduled for October 27, 2021 at 6:30 p.m. in the Council Chambers.

4. CITY COUNCIL ACTION:

October 19, 2021 – Code Amendment No. 20-04, R-A & R-1 Standards was introduced for first reading by the City Council. The second reading will take place at the November 2, 2021 regular City Council meeting.

October 19, 2021 – Mitigated Negative Declaration of Environmental Impact, General Plan Amendment No. 20-03, Zone Change No. 20-04, Precise Plan No. 20-48, Tree Removal Permit No. 21-12, Tentative Parcel Map No. 83444, Development Agreement No. 21-01, for 1211 Badillo Street (Amazon Distribution Facility) was approved by the City Council.

ADJOURNMENT

Chairperson Becerra adjourned the meeting at 8:40 p.m.

Respectfully submitted:

Lydia de Zara
Senior Administrative Assistant

ADOPTED AS SUBMITTED ON:

ADOPTED AS AMENDED ON: