

DRAFT

MINUTES REGULAR MEETING OF THE PLANNING COMMISSION CITY OF WEST COVINA Tuesday, September 13, 2022

The regular meeting of the Planning Commission was called to order at 7:00 p.m. in the West Covina City Council Chambers, 1444 West Garvey Avenue, West Covina, California.

MOMENT OF SILENT PRAYER/MEDITATION

The Commission observed a moment of silence.

PLEDGE OF ALLEGIANCE

Commissioner Becerra led the Pledge of Allegiance

ROLL CALL

Present: Lewis, Gutierrez, Williams, Heng, Becerra

City Staff Present: Bettenhausen, Morales, Burns, Machado

APPROVAL OF MINUTES

1. Regular meeting, August 9, 2022 - The minutes were adopted as submitted.

ORAL COMMUNICATIONS

This is the time when any member of the public may speak to the Commission on any matter within the scope of duties assigned to the Commission relating to non-agendized or consent calendar items. Other matters included on this agenda may be addressed when that item is under consideration. For all oral communications, the chairperson may impose reasonable limitations on public comments to assure an orderly and timely meeting. The Ralph M. Brown Act limits the Planning Commission and staff's ability to respond to public comments at this meeting. Thus, your comments may be agendized for a future meeting or referred to staff. The Commission may ask questions for clarification, if desired, at this time.

By policy of the Commission, Oral Communications at this time on the agenda is limited to a total of 15 minutes.

None

PUBLIC HEARINGS

2. **TENTATIVE PARCEL MAP NO. 22-01 (83850)**
ADMINISTRATIVE USE PERMIT NO. 22-10
SUBCOMMITTEE DESIGN REVIEW NO. 22-65
CATEGORICAL EXEMPTION

APPLICANT: Davie Sy

LOCATION: 2825 E. Cortez Street

REQUEST: The project consists of a subdivision of one 43,526 square foot property into two lots; Parcel 1 will be 24,941 square feet, and Parcel 2 will be 18,584 square feet. Parcel 1 has an existing 2,262 square foot single-story single-family residence, and Parcel 2 is proposing a new 3,148 square foot two-story single-family residence. The new proposed single-family residence requires an Administrative Use Permit and Subcommittee Design Review.

Associate Planner Miriam Machado presented the staff report.

There was a discussion by the Commission.

Chairman Lewis opened the public hearing.

PROPONENTS:

None

OPPONENTS:

Angie Gillingham spoke regarding privacy concerns.

REBUTTAL:

Peter Wang, applicant, spoke in rebuttal to the opponent's testimony and answered questions by the Commission.

Chairman Lewis closed the public hearing.

Discussion by the Commission.

Motion by Gutierrez, seconded by Becerra, to waive further reading and adopt Resolution No. 22-6111, approving Tentative Parcel Map No. 22-01 (83850) as amended. Motion carried 4-1, Lewis opposed.

Motion by Gutierrez, seconded by Becerra, to waive further reading and adopt Resolution No. 22-6112, approving Administrative Use Permit No. 22-10. Motion carried 4-1, Lewis opposed.

Chairman Lewis stated this action is final unless appealed to the City Council within ten days.

3. **CODE AMENDMENT NO. 22-03**
ZONE CHANGE NO. 22-02
GENERAL EXEMPTION

REQUEST:The proposed code amendment consists of potential amendments to Chapter 26 (Zoning), Article X (Nonresidential Zones), Article XIII (Overlay Zone), and Section 26-597 of the West Covina Municipal Code pertaining to the creation of a Mixed-Use Overlay Zone consisting of underutilized properties with a Commerce & General Plan land-use designation and applicable development and objective design standards. The City's General Plan allows for residential development within the Commerce land-use designation. The proposed code amendment would provide a means to create the mixed-use residential and commercial development within the same parcel intended by the General Plan.

Planning Manager Jo-Anne Burns presented the staff report.

Discussion by the Commission.

Chairman Lewis opened the public hearing.

John Moreland, representing KTGy, spoke regarding Code Amendment No. 22-03 and Zone Change No. 22-02.

PROPONENTS:

Angie Gillingham spoke regarding this matter.

OPPONENTS:

No one spoke in opposition.

Chairman Lewis closed the public hearing.

There was a discussion by the Commission.

Motion by Gutierrez, to bring this matter back to the Commission at the next scheduled meeting.

Motion died for lack of a second.

Further discussion by the Commission.

Motion by Lewis, seconded by Williams, to waive further reading and adopt Resolution No. 22-6114, recommending to the City Council approval of Code Amendment No. 22-03, Code Amendment related to the Mixed-Use Overlay Zone standards. Motion carried 4-1 (Gutierrez abstained).

Motion by Lewis, seconded by Williams, seconded by Williams, to waive further reading and adopt Resolution No. 22-6115, adopting the Multi-Family Objective Design Standards. Motion carried 4-1 (Gutierrez abstained.)

Chairman Lewis said final action on this matter will be taken by the City Council at a public hearing on a date to be determined.

NON-HEARING ITEMS - None

TEN-DAY APPEAL PERIOD: *Actions taken by the Planning Commission that are not recommendations to the City Council will become final after ten (10) calendar days unless a written appeal with the appropriate fee is lodged with the City Clerk's Office before close of business on the tenth day.*

COMMISSION REPORTS/COMMENTS AND MISCELLANEOUS ITEMS

This is the time when any member of the Commission may bring a matter to the attention of the full Commission that is within the scope of duties assigned to the Commission. Any item that was considered during the Agenda is not appropriate for discussion in this section of the agenda. **NO COMMISSION DISCUSSION OR ACTION CAN BE CONSIDERED AT THIS TIME.** If the Commission desires to discuss an issue raised by a speaker or take an action, the Commission may vote to agendize the matter for a future meeting.

None

4. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT:

- a. Forthcoming - September 13, 2022
- b. State of the City Address, September 15, 2022. Tickets are available at westcovina.org.
- c. Housing Element - Scheduled for public hearing, Planning Commission meeting October 11, 2022

5. CITY COUNCIL ACTION:

This is an oral presentation of City Council matters and actions, which are in the Commission's area of interest

ADJOURNMENT

Chairman Lewis adjourned the meeting at 9:12 p.m.

Respectfully submitted:

Lydia de Zara
Senior Administrative Assistant