

DRAFT

MINUTES REGULAR MEETING OF THE PLANNING COMMISSION CITY OF WEST COVINA Tuesday, October 11, 2022

The regular meeting of the Planning Commission was called to order at 7:00 p.m. in the West Covina 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 Heng led the Pledge of Allegiance

ROLL CALL

Present: Lewis, Gutierrez, Williams, Heng, Becerra

City Staff Present: Bettenhausen, Morales, Burns, Machado, Rivera

APPROVAL OF MINUTES

1. Regular meeting, September 13, 2022 - The minutes were adopted as amended.

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. CONDITIONAL USE PERMIT NO. 22-02 CATEGORICAL EXEMPTION

APPLICANT: Joseph Maltese for T-Mobile

LOCATION: 625 E. Merced Avenue (Walmerado Park)

REQUEST: The applicant is requesting to modify an existing unmanned 60-foot tall wireless telecommunications facility currently designed as a flag pole. The proposal includes the expansion of an existing canister to accommodate new antennas and remote radio units. The ground footprint will not increase in size. The project is located in Walmerado Park.

Associate Planner Miriam Machado presented the staff report.

Chairman Lewis opened the public hearing.

PROPOSERS:

Graham Flynn and Paulina Mendoza, applicants, spoke in favor of the application.

Discussion by the Commission.

OPPOSERS:

None

Chairman Lewis closed the public hearing.

Discussion by the Commission.

Chairman Lewis reopened the public hearing.

Discussion regarding redesign of the facility.

Chairman Lewis closed the public hearing.

Motion by Gutierrez, seconded by Lewis, to continue this matter to a date uncertain and direct the applicant to redesign the proposed facility. Motion carried 5-0.

3. PUBLIC HEARING TO CONSIDER CITY-WIDE GENERAL PLAN AMENDMENT NO. 22-02 (2021-2029 HOUSING ELEMENT UPDATE)

Housing Element Consultant John Douglas presented the staff report.

Chairman Lewis opened the public hearing.

PROPOSER:

Ted Jimenez, representing Southwest Regional Council of Carpenters spoke in favor of the General Plan Amendment No. 22-02, (2021-2029 Housing Element Update.)

OPPONENTS:

None

Chairman Lewis closed the public hearing.

Discussion by the Commission.

Motion by Lewis, seconded by Williams, to waive further reading and adopt Resolution No. 22-6115, recommending to the City Council approval of General Plan Amendment No. 22-02, Housing Element Update. Motion carried 5-0.

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

4. **CODE AMENDMENT NO. 22-04**

GENERAL EXEMPTION

LOCATION: City Wide

REQUEST: The proposed code amendment consists of certain amendments to the Zoning section of the West Covina Municipal Code related to development standards and requirements for cart containment.

Planning Manager Jo-Anne Burns presented the staff report.

Discussion by the Commission.

Chairman Lewis opened the public hearing.

PROPONENTS:

None

OPPONENTS:

None

Chairman Lewis closed the public hearing.

Discussion by the Commission.

Motion by Gutierrez, seconded by Lewis, to waive further reading and adopt Resolution No. 22-116, recommending to the City Council approval of Code Amendment No. 22-04, related to development of standards and requirements for cart containment. Motion carried 5-0.

Chairman Lewis said final action on this matter will be taken at a public hearing before the City Council 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 agendaize the matter for a future meeting.

Commissioner Heng - Regarding undergrounding of cell tower equipment.

Commissioner Becerra - Congratulated South Hills High School Girls Volley Ball Team for winning first place in CIF finals.

Commissioner Gutierrez thanked college student for attending Planning Commission meeting.

5. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT:

West Covina Police Department - selling pink patches and tee-shirts on their website for Breast Cancer Awareness month.

Octoberfest Car Show and Trunk or Treat, October 15, 2022, Pancake Breakfast at Cortez Park 11:00 am to 3 pm.

Festival Frights, Historic Glendora Avenue, Saturday, October 29, 2022.

6. CITY COUNCIL ACTION:

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

Housing Element and Cart Containment and Mixed Use Overlay Zone will be sent to the City Council for their action.

ADJOURNMENT

Chairman Lewis adjourned the meeting at 8:37 p.m.

Respectfully submitted:

Lydia de Zara
Senior Administrative Assistant