

DRAFT

MINUTES REGULAR MEETING OF THE PLANNING COMMISSION CITY OF WEST COVINA Tuesday, January 24, 2023

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 silent prayer/meditation.

PLEDGE OF ALLEGIANCE

Commissioner Heng led the Pledge of Allegiance.

ROLL CALL

Present: Heng, Becerra, Gutierrez, Williams, Lewis

City Staff Present: Bettenhausen, Morales, Burns, Berrospe

APPROVAL OF MINUTES - None

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.

Nicole Martin - regarding school project on walkability; installation of sidewalks

PUBLIC HEARINGS

1. **CONDITIONAL USE PERMIT NO. 22-10 (AMENDMENT TO CUP NO. 22-03) CATEGORICAL EXEMPTION**

APPLICANT: Lifetastic Learning (Ivy Choy Chiu)

LOCATION: 1414 S Azusa Avenue, B19

REQUEST: The applicant is requesting an amendment to a previously approved Conditional Use Permit (CUP) that allowed the operation of a tutoring center within another tenant space (B18) in the South Hills Plaza shopping center. The tutoring center operation will be relocating to an existing 1,400 square foot tenant space (B19).

Planning Aide Martin Berrospe presented the staff report.

Chairman Lewis opened the public hearing.

PROPONENTS:

Ivy Choi Chiu and Alice Lee, applicants, spoke in favor of the application and answered questions by the Commission.

OPPONENTS:

None

Chairman Lewis closed the public hearing.

Motion by Gutierrez, seconded by Becerra, to waive further reading and adopt Resolution No. 23-6118, approving Conditional Use Permit No. 22-10, Amendment to Conditional Use Permit No. 22-03. Motion carried 5-0.

Chairman Lewis stated that this action is final unless appealed to the City Council within 10 days.

NON-HEARING ITEMS

2. CONSIDERATION OF A REQUEST TO RECOMMEND A MORATORIUM ON DRIVE-THROUGH RESTAURANTS

Planning Manager Jo-Anne Burns presented the staff report.

Questions and discussion by the Commission.

Motion by Lewis, seconded by Gutierrez, to recommend to the City Council, a moratorium on drive-through restaurants between West Covina Parkway and Workman Avenue. Motion carried 4-1 (Williams opposed).

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.

3. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Centennial Celebration Dinner - February 16, 2023

Centennial Spring Festival - February 17, 2023

4. 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 7:50 p.m.

Respectfully submitted:

Lydia de Zara
Senior Administrative Assistant