

# **DRAFT**

## **MINUTES REGULAR MEETING OF THE PLANNING COMMISSION CITY OF WEST COVINA Tuesday, February 28, 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 Becerra led the Pledge of Allegiance.

### **ROLL CALL**

Present: Lewis, Williams, Becerra, Heng  
Absent: Gutierrez (excused)  
City Staff Present: Bettenhausen, Morales, Burns, Machado

#### **1. APPROVAL OF MINUTES**

Regular meeting, February 14, 2023

The minutes were approved 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. ADMINISTRATIVE USE PERMIT NO. 22-14  
SUBCOMMITTEE DESIGN REVIEW NO. 22-124  
CATEGORICAL EXEMPTION**

**APPLICANT: K.C. Fong**

**LOCATION: 345 S. Grand Avenue**

**REQUEST: The applicant is requesting the approval of an Administrative Use Permit (AUP) to construct a new 3,000 square foot two-story single-family residence with an attached 400 square foot two-car garage on a 22,196 square foot vacant lot. This is a continued public hearing item from the February 14, 2023 Planning Commission meeting.**

Associate Planner Miriam Machado presented the staff report and recommended approval.

City Attorney Bettenhausen commented regarding state-mandated guidelines for housing,

Chairman Lewis opened the public hearing.

**PROPONENTS:**

KC Fong, applicant and architect, spoke regarding the location of story poles. Joe Torrecillas, resident of the subject location, spoke in favor of the project.

**OPPONENTS:**

Delores and Chris Haddow, Linda and Richard Klein spoke in opposition.

**REBUTTAL:**

Joe Torrecillas rebutted testimony in opposition..

Chairman Lewis closed the public hearing.

Discussion by the Commission.

Chairman Lewis reopened the Public Hearing.

Joe Torrecillas, property owner, agreed to conditions of approval as set forth by the Planning Commission.

Chairman Lewis closed the public hearing.

Motion by Heng, seconded by Lewis, to approve Administrative Use Permit No. 22-14, Design Review Subcommittee No. 22-124, subject to conditions of approval set for by the Planning Commission.

Motion carried 4-1 (Gutierrez absent, excused).

## NON-HEARING ITEMS

### 3. ART IN PUBLIC PLACES NO. 22-01 1115 S. SUNSET AVENUE - EMANATE HEALTH (QUEEN OF THE VALLEY)

Planning Manager Jo-Anne Burns presented the staff report and said Hearst Ranch and Lark Ellen palm trees were incorporated into the mural design as requested by the Planning Commission.

Kent Kuller spoke regarding redesign.

Discussion by the Commission.

Motion by Lewis, seconded by Williams, to approve mural subject to direction by the Planning Commission.

Motion carried 3-0 (Heng, Gutierrez absent, excused).

### 4. DEVELOPMENT CODE UPDATE PRESENTATION

John Moreland, consultant, TG&Y - presented Development Code Update.

Discussion by the Commission.

**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.

None

### 5. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT:

Centennial Celebrations; and Fourth of July event

### 6. CITY COUNCIL ACTION:

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

Moratorium on Drive-through Restaurants and Shopping Cart Containment Ordinance introduced at the February 21, 2023 meeting. Second reading - March 7, 2023

## **ADJOURNMENT**

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

Respectfully submitted:

Lydia de Zara  
Senior Administrative Assistant