

DRAFT

MINUTES REGULAR MEETING OF THE PLANNING COMMISSION CITY OF WEST COVINA Tuesday, April 11, 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 Williams led the Pledge of Allegiance.

ROLL CALL

Present:	Lewis, Williams, Becerra, Heng
Absent:	Gutierrez
City Staff Present:	Bettanhausen, Burns, Machado, Rivera

APPROVAL OF MINUTES

1. Minutes, February 28, 2023
Minutes, March 28, 2023

Chairman Lewis abstained from voting - February 28, 2023 minutes.

The minutes were adopted as presented.

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. 23-02 ADMINISTRATIVE USE PERMIT NO. 23-01 CATEGORICAL EXEMPTION

APPLICANT: Charina Vergara for Tito's Pizza Bistro Brews

LOCATION: 2520 S Azusa Avenue

REQUEST: The applicant is requesting the approval of a Conditional Use Permit (CUP) and an Administrative Use Permit (AUP) to authorize live entertainment within a defined 80 square foot area inside, outdoor dining, and to authorize the on-sale of beer and wine within the existing restaurant.

Assistant Planner Jerry Rivera presented the staff report.

Charina Vergara, applicant, spoke regarding her application and answered questions from the Commission.

Chairman Lewis opened the public hearing.

No one spoke in favor of, or in opposition to, the request.

Chairman Lewis closed the public hearing.

Discussion by the Commission.

Motion by Becerra, second by Williams, to waive further reading and adopt Resolution No. 23-6124, Motion carried 4-1, Gutierrez absent.

Chairman Lewis said this action is final unless appealed to the City Council within ten (10) days.

3. CONDITIONAL USE PERMIT NO. 22-09 CATEGORICAL EXCEPTION

APPLICANT: Peter Fung (Living Grace Alliance)

LOCATION: 2133 W Garvey Avenue N

REQUEST: The applicant is requesting the approval of a Conditional Use Permit (CUP) to allow for a 4,298 square foot expansion of an existing church. The new construction would primarily consist of a new sanctuary building with one (1) office space, two (2) instrument rooms, and restrooms. The scope of work will also include a small demolition of an existing structure to accommodate the new sanctuary building.

Associate Planner Miriam Machado presented the staff report.

Chairman Lewis opened the public hearing.

PROPOSERS:

Peter Fung, applicant, Project Designer, and David A Wong spoke in favor of the request, answered questions from the Commission regarding the parking agreement.

OPPOSERS:

None

Chairman Lewis closed the public hearing.

Discussion by the Commission regarding the parking agreement and requiring renewal and recordation of the parking agreement prior to expiration of the parking agreement, as reflected in Condition G in the staff report.

City Attorney Bettanhausen requested the condition be amended to require recordation after review and approval by the City Attorney.

Motion by Becerra, seconded by Heng, to waive further reading and adopt Resolution No. 23-6125. Motion carried 4-1 (Gutierrez absent.)

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.

Williams - Planning Commissioner's Academy.

4. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT:

Staff attendance at League of California Cities Planning Commissioner Academy

- a. Forthcoming, April 25, 2023
- b. First Extension of moratorium on Drive-through Restaurants for 10 months and 15 days.

5. CITY COUNCIL ACTION:

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

Mortorium on Drive Through Restaurants - First extension approved for 10 months and 15 days.

ADJOURNMENT

Chairman Lewis adjourned the meeting at 7:29 p.m.

Respectfully submitted:

Lydia de Zara

Senior Administrative Assistant