

DRAFT

MINUTES REGULAR MEETING OF THE PLANNING COMMISSION CITY OF WEST COVINA Tuesday, October 10, 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

Chairman Gutierrez said he would be sending prayers to the people of Israel.

PLEDGE OF ALLEGIANCE

Planning Manager Jo-Anne Burns led the Pledge of Allegiance.

ROLL CALL

Present: Gutierrez, Williams, Heng, Becerra, Lewis

City Staff Present: Bettenhausen, Morales, Burns, Machado

APPROVAL OF MINUTES

1. Regular Meeting September 26, 2023

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

CONSENT CALENDAR

All matters listed under CONSENT CALENDAR are considered to be routine and can be acted on by one roll call vote. There will be no separate discussion of these items unless members of the Planning Commission request specific items to be removed from the Consent Calendar for separate discussion or action.

2. **REVOCATION OF CONDITIONAL USE PERMIT NO. 15-05 AND ADMINISTRATIVE USE PERMIT NO. 15-09**
CATEGORICAL EXEMPTION
PERMITTEE: Eric Roque of Rebel Yell Bar and Steakhouse
ADDRESS: 2050 S. Valinda Avenue (REBEL YELL BAR AND STEAKHOUSE)

Commissioner Lewis requested Resolution No. 23-6132 be removed from the Consent Calendar for discussion. He spoke regarding his vote in opposition to the adoption of the resolution.

Motion by Lewis, seconded by Gutierrez, to approve the Consent Calendar as presented. Motion carried 4-1 (Lewis opposed.)

PUBLIC HEARINGS

3. **PRECISE PLAN NO. 20-02**
PROJECTS CONSISTENT WITH A COMMUNITY PLAN, GENERAL PLAN, OR ZONING
APPLICANT: Mark Gabay
LOCATION: APN 8474-009-009 parking lot on the south side of Walnut Creek Parkway, between S. Vincent Avenue and S. Glendora Avenue
REQUEST: The applicant is requesting approval of a precise plan to construct a 51-unit multifamily residential building on a 42,672 square foot lot. The proposed building will be three-stories with subterranean parking, totaling 92,372 square feet of floor area (including 35,630 square feet of subterranean parking). The project also involves the removal of onsite trees and two public right-of-way trees (Tree Permit No. 23-08). The project site is zoned "General Urban" zone and has a General Plan designation of "Neighborhood-High."

Planning Manager Jo-Anne Burns presented the staff report.

Questions and discussion by the Commission.

Chairman Gutierrez opened the public hearing.

PROPONENTS:

Sarah Magnana Withers, applicant, spoke in favor of the project and answered questions by the Commission.

OPPONENTS:

No one spoke in opposition.

Chairman Gutierrez closed the public hearing.

Motion by Lewis, seconded by Gutierrez, to waive further reading and adopt Resolution No. 23-6130, approving Precise Plan No. 20-02. Motion carried 5-0.

Chairman Gutierrez said this matter is final unless appealed to the City Council within ten days.

4. **PRECISE PLAN NO. 23-06**

CATEGORICAL EXEMPTION

APPLICANT: Andrew Baeza (Envision Motors)

LOCATION: 205 N. Citrus Street

REQUEST: The applicant is requesting the approval of a Precise Plan (PP) to allow for the expansion of an existing auto dealership building. The expansion will consist of a 13,130 square foot addition which will primarily consist of an expansion to the showroom, a new vehicle delivery area and new offices. The project also includes the addition of a new covered entrance.

Associate Planner Miriam Machado presented the staff report and informed the Commission that a letter was received in opposition to the project. She added that the applicant had responded to the letter in writing. She recommended that the Commission waive further reading and adopt Resolution No. 23-6131, approving Precise Plan No. 23-06.

Planning Manager Jo-Anne Burns spoke regarding the city's approval of the Environmental Document prepared for this project.

Chairman Gutierrez opened the public hearing.

PROPONENTS:

Andrew Baeza, applicant, spoke regarding the letter in opposition regarding a flooding problem on the property, and answered questions from the Commission.

OPPONENTS:

No one spoke in opposition.

Chairman Gutierrez closed the public hearing.

Discussion by the Commission.

Motion by Lewis, seconded by Heng, to waive further reading and adopt Resolution No. 23-6133, approving Precise Plan No. 23-06. Motion carried 4-0 (Gutierrez abstained.)

5. **GENERAL PLAN AMENDMENT NO. 23-02**

ZONE CHANGE NO. 23-02

CODE AMENDMENT (DEVELOPMENT CODE UPDATE) NO. 23-01

INITIAL STUDY - NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT

LOCATION: Citywide

REQUEST: The proposed comprehensive Development Code Update of the City's Municipal Code, including the combination of the Subdivision Code (Title 20) and the Zoning Code (Title 26) into one Development Code (Title 26). These chapters of the Municipal Code regulate how construction projects are processed and the requirements with which they must comply. These projects can range from small additions to single-family homes to new shopping centers. The goal of this effort is to create a new, streamlined Development Code that establishes clear and concise regulations for property owners, architects, and developers. Some sections of the existing Code have not been updated since the last comprehensive update in 1980. The new Code will eliminate outdated rules and regulations; provide regulations for new uses; and update the Code for consistency with the City's Housing Element and recent State legislation. It is intended that this Code will simplify the zoning process in the City.

John Moreland and Susan Hernandez, consultants from Rincon Consultants, presented the staff report.

Discussion by the Commission regarding the recommendations by the consultants.

Ms. Hernandez spoke about CEQA, the Initial Study and the Negative Declaration and the 20-day review period and comments by the public. She also made a recommendation to the Commission to waive further reading and adopt Resolution No. 23-6134, Initial Study and Negative Declaration, Resolution No. 23-6135, General Plan Amendment No. 23-20, Resolution No. 6136, Zone Change No. 23-02, Resolution No. 23-6136, Zone Change No. 23-02 and Resolution No. 23-6137, Code Amendment (Development Code Update) No. 23-01.

Discussion by the Commission.

Chairman Gutierrez opened the public hearing.

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

Chairman Gutierrez closed the public hearing.

Discussion by the Commission regarding recommendations in the proposed Code Amendment.

Chairman Gutierrez called a recess at 9:01 p.m.

Chairman Gutierrez reconvened the meeting at 9:05 p.m.

Discussion by the Commission resumed regarding the proposed Code Amendment, other possible amendments to the Code and continuing this hearing to another meeting.

Recommendations were made by the Commission regarding clarification of some sections of the proposed code update.

Chairman Gutierrez directed staff to incorporate new state legislation into the Development Code update.

Motion by Heng, seconded by Gutierrez, to continue General Plan Amendment No. 23-02, Zone Change No. 23-02, Code Amendment (Development Code Update) 23-01 to October 24, 2023 and direct staff advertise the hearing on social media and invite citizens to come and express their opinions on the proposed updates and include newly adopted State provisions. Motion carried 5-0.

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.

None

6. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

District 1 Community meeting at Del Norte Park from 10 a.m. to 12 p.m.

Regular City Council meeting, October 17, 2023 at 7:00 p.m. in the Council Chambers, West Covina City Hall

Kartober Fest at Eastland Center, 11 a.m. to 3 p.m.

Fesitval of Frights, Glendora Avenue, October 28, 2023 including a costume contest, a haunted maze and food and vendors.

7. CITY COUNCIL ACTION

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

A proclamation made by the City Council regarding National Planning Month to acknowledge the contributions the Planning Division and Planning Commission make to the City.

ADJOURNMENT

Chairman Gutierrez adjourned the meeting at 9:48 p.m.in memory of the store clerk shot during a robbery in the City of West Covina and in honor of Israel which was attacked this week.

Respectfully submitted:

Lydia de Zara
Senior Administrative Assistant