

DRAFT

**MINUTES
SPECIAL MEETING OF THE PLANNING COMMISSION
CITY OF WEST COVINA
Tuesday, November 1, 2023**

The special 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 and meditation.

PLEDGE OF ALLEGIANCE

Assistant Planner Jerry Rivera led the Pledge of Allegiance

ROLL CALL

Present: Heng, Becerra (arrived at 7:10 p.m.), Gutierrez, Williams, Lewis

City Staff Present: Bettanhausen, Morales, Burns, Machado

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 agendaized 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

CONTINUED PUBLIC HEARING

- 1. 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 The new Code will eliminate outdated rules and regulations; provide regulations for new uses; and update the Code for consistency with the City's Housing Element and recent State legislation.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. In addition, the Development Code Update includes language that prohibits drive-throughs within the Downtown Plan & Code area. This item was continued from the October 24, 2023 Planning Commission meeting.

Consultant Susan Nunez presented the staff report. During her presentation she spoke about public notification and the updates to the draft Code Amendment. John Moreland included comments regarding the history of various properties discussed.

There was discussion by the Commission regarding wireless telecommunications facilities, mixed use zoning and multiple-family zoning, the Housing Element requirements, the differences between single-family and multiple-family zones and how single-family zones are being changed due to Accessory Dwelling Units.

Chairman Gutierrez opened the public hearing.

Angie Gillingham asked about the General Plan and asked about "transformative development", protecting businesses in the area of Glendora Avenue, Vincent Avenue and Interstate 10 freeway, incompatible uses and pre-existing uses, and how the city would provide both uses equally. Planning Manager Jo-Anne Burns and consultant John Moreland responded to her comments.

Chairman Gutierrez closed the public hearing.

There was a discussion by the Commission regarding emergency shelters, massage parlor inspection and doors being allowed in some massage parlor uses, changing the public hearing notification radius from 500 feet to 800 feet from the property lines for wireless facilities, mailing of public hearing notices and posting public hearing notices on properties and on the City's website.

Motion by Lewis, to waive further reading and adopt Resolution No. 23-6134. Motion died for lack of a second.

Motion by Gutierrez, seconded by Heng, to waive further reading and adopt Resolution No. 23--6134, as amended to change notification radius from 300 feet to 800 feet. Motion carried 3-2 (Lewis, Williams opposed.)

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.

2. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Open house at Cameron Community Center at 6 pm, Saturday, November 4, 2023

Veteran's Day Celebration, Saturday, November 11, 2023 at West Covina City Hall, followed by a barbeque for attendees.

Next regular Planning Commission meeting will be held on Tuesday, November 14, 2023 at 7:00 p.m.

Appeal for the Toyota Dealership will be heard by the City Council on Tuesday, November 7, 2023

Appeal for revocation of the Conditional Use Permit for Rebel Yell bar will be heard by the City Council on Tuesday, December 5, 2023.

ADJOURNMENT

Chairman Gutierrez adjourned the meeting at 8:02 p.m.

Respectfully submitted:

Lydia de Zara
Senior Administrative Assistant