

DRAFT

MINUTES REGULAR MEETING OF THE PLANNING COMMISSION CITY OF WEST COVINA Tuesday, July 9, 2024

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

PLEDGE OF ALLEGIANCE

Commissioner Gutierrez led the Pledge of Allegiance.

ROLL CALL

Present: Heng, Becerra, Gutierrez, Williams, Lewis

City Staff Present: Burns, Machado, Rivera, Koo

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.

Brian Calderon Tabatabai, West Covina resident, spoke regarding comments by Commissioner Gutierrez regarding the conditional use permit for Five-Star Motel.

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.

1. **Extension of Time Request for Tentative Parcel Map No. 19-02 (82638), Administrative Use Permit No. 19-35, Subcommittee for Design Review No. 19-62, and Tree Permit No. 20-03 at 1177 S. Spring Meadow Drive**

Motion by Gutierrez, seconded by Lewis, to approve items on the Consent Calendar. Motion carried 5-0.

PUBLIC HEARINGS

2. **CONDITIONAL USE PERMIT NO. 24-01
CATEGORICAL EXEMPTION**

APPLICANT: Imelda Julian

LOCATION: 1816 E Merced Ave.

REQUEST: The applicant is requesting approval of a Conditional Use Permit (CUP), to allow the use of a congregate living health facility within an existing 3,705 square foot single family residence in the "Residential Single Family" (R-1) zone, currently being used as an adult care facility with no more than 6 beds.

Assistant Planner Jerry Rivera presented the staff report and reviewed the business operation plan. Staff recommended adoption of Resolution No. 24-6149, approving Conditional Use Permit No. 24-01.

Chair Williams opened the public hearing

PROPOSERS:

Imelda Julian, applicant, spoke in favor of the application. She stated she is requesting the addition of six beds to the existing facility. In addition, she answered questions from the Commission.

OPPOSERS:

Pamela Sornoso spoke in opposition to the project due to the lack of privacy for surrounding residents, traffic, noise and security for the use. She also stated her opposition to having a business in a residential zone, the 3-foot fence separating her property from the subject property and a large pepper tree growing on the subject property.

Chair Williams closed the public hearing.

Motion by Becerra, seconded by Gutierrez, to waive further reading and adopt Resolution No. 24-6149, approving Conditional Use Permit No. 24-01. Motion carried 5-0.

Chair Williams stated this action is final unless appealed to the City Council, in writing, within ten (10) days.

NON-HEARING ITEMS

APPOINTMENT OF NEW DESIGN REVIEW SUBCOMMITTEE MEMBERS

Commissioners Gutierrez and Heng were appointed to the Design Review Subcommittee. Commissioner Becerra was appointed as alternate member of the Design Review Subcommittee.

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

3. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Community Development Director Burns spoke regarding the appeal for the revocation of the Conditional Use Permit and the Administrative Use Permit for Rebel Yell allowing the service of alcoholic beverages with food, and told the Commission the owner withdrew the appeal allowing the revocation to stand.

Summer Concert Series, Cool Kids of Summer events and reading adventure at Shadow Oak and the reopening of the Los Angeles County Library in West Covina.

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

Chair Williams adjourned the meeting at 7:58 p.m.

Respectfully submitted:

Lydia de Zara
Senior Administrative Assistant

