

DRAFT

MINUTES REGULAR MEETING OF THE PLANNING COMMISSION CITY OF WEST COVINA Tuesday, December 10, 2024

The regular meeting of the Planning Commission was called to order by Chairperson Heng 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

Commissioner Lewis led the Pledge of Allegiance.

ROLL CALL

Present: Heng, Becerra, Lewis

City Staff Present: Koo, Burns, Machado, Moreland, Villalobos

APPROVAL OF MINUTES

1. Regular meeting, June 25, 2024
Regular meeting, August 13, 2024
Regular meeting, October 22, 2024

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. 24-05
ADMINISTRATIVE USE PERMIT NO. 24-06
SUBCOMMITTEE DESIGN REVIEW NO. 24-27
CATEGORICAL EXEMPTION**

APPLICANT: Greydiantscape Architecture Inc.

LOCATION: 3550 E. Cameron Avenue

REQUEST: The applicant is requesting the approval of a Conditional Use Permit (CUP), an Administrative Use Permit (AUP) and a Subcommittee Design Review (SUB) application to allow the construction of a new two-story 13,340 square foot single-family residence with a 938 square foot basement and a 2,451 square foot subterranean garage.

Associate Planner Miriam Machado presented the staff report.

Chairperson Heng opened the public hearing.

PROPONENT:

Chiedu, architect, spoke regarding the design and architecture of the proposed home.

OPPONENTS:

Sau King Au asked about the construction time and how the construction would affect the neighborhood in case of a fire and also expressed concern about the height of the home.

Franklin Iraheta expressed concern about the size of the proposed house, construction and vehicle parking for residents in the area.

REBUTTAL:

Mr. Chiedu spoke in rebuttal to opponents and told the Commission that the landscaping is allowed by the Municipal Code and the home will not block the neighbor's view. In addition, the home will be accessed through the garage and the construction will be Type 5, instead of Type 3.

Chairperson Heng closed the public hearing.

Commissioner Becerra stated that the home would be accessed through the garage and didn't believe that it would be a problem.

Chairperson Heng asked the architect questions regarding the height of the proposed home and if it would block the view of the neighbors.

Chairperson Heng closed the public hearing.

Chairperson Heng reopened the public hearing.

Michelle Chan asked if the property could be converted to rental property for multiple families.

Architect Chiedu said that the property would remain a private residence, but the ADU could be rented to a family.

There was a discussion with staff regarding the proposed ADU. Staff told the Commission the ADU was allowed by right and was not under the purview of the Planning Commission.

Chairperson Heng closed the public hearing and opened Commission discussion.

There was no further discussion by the Commission.

Motion by Commissioner Lewis, seconded by Commissioner Becerra, to waive further reading and approve Resolution No. 24-6152, approving Conditional Use Permit No. 24-05 and Resolution No. 24-6153, approving Administrative Use Permit No. 24-06, for property located at 3550 E. Cameron Avenue. Motion carried 3-0.

Chairperson Heng stated this decision is final unless appealed to the City Council of the City of West Covina within ten days.

3. **PRECISE PLAN NO. 24-01**

ZONE CHANGE NO. 24-01

MITIGATED NEGATIVE DECLARATION

APPLICANT: Boyd Sumner, Envision Motors

LOCATION: 1800 E. Garvey Avenue & 200 S. Azusa Avenue

REQUEST: The applicant is requesting the approval of a Precise Plan (PP) and Zone Change (ZC) to allow the construction of a new two-story 85,390 square foot dealership building. The project also includes a zone change to alter a portion of the project site currently zoned Neighborhood Commercial Mixed Use (NMCU) to Service Commercial Mixed Use (SMU) within the Auto Plaza Overlay Zone.

Associate Planner Miriam presented the staff report. During the presentation, renderings were provided of the proposed dealership. Staff recommended approval of Precise Plan No. 24-01, Zone Change No. 24-01 and the Mitigated Negative Declaration.

Chairperson Heng opened the public hearing,

PROponent:

Linda Francis, architect, spoke in favor of the application.

Opponents:

No one spoke in opposition to the project.

Chairperson Heng closed the public hearing and opened Commission discussion.

Commissioner Becerra asked if the service center for Mercedes would remain open across the freeway. Ms. Francis said the existing Mercedes service center would remain open across the freeway from the dealership. In addition, she told the Commission about the electric vehicle charging stations available at the service center.

Motion by Lewis, seconded by Becerra, to waive further reading and adopt Planning Commission Resolution No. 24-6154, recommending to the City Council certification of the Mitigated Negative Declaration of Environmental Impact for Precise Plan No. 21-01 and Zone Change No. 24-01, pursuant to the California Environmental Quality Act of 1970, Planning Commission Resolution No. 24-6155 approving Precise Plan No. 24-01, and Planning Commission Resolution No. 24-6156 recommending to the City Council approval of Zone Change No. 24-01. Motion carried 3-0.

Chairperson Heng stated that final action on the matter will take place before the City Council of

the City of West Covina on a date to be determined.

4. **CODE AMENDMENT NO. 24-01**
GENERAL EXEMPTION

LOCATION: Citywide

REQUEST: The Project includes amendments to Chapter 26 (Development Code) of the City's Municipal Code to make corrections and incorporate required updates to comply with State Law, and the "Commercial" portion of the Planned Community Development No. 1 (PCD-1) for the West Covina Portion of Woodside Village to make development within the PCD-1 zoning consistent with the current zoning. The proposed code amendment is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3).

Jo-Anne Burns, Deputy Community Development Director, presented the staff report. During the presentation, she explained to the Commission that new state mandates are included in the Code Amendment. She also explained to the Commission the various changes that will be incorporated into the Code Amendment to comply with new State of California requirements. In addition, she explained that SB 9 units would be allowed in the city to comply with State mandates. She also introduced John Moreland as the representative from Rincon Consulting to answer any questions.

Chairperson Heng opened the public hearing.

Mario Sobalvarro spoke to the Commission regarding his concern with changes to the campaign sign ordinance and asked when it was enacted. He also expressed concerns about sign ordinance violations during the election.

Chairperson Heng closed the public hearing.

Commissioner Lewis asked staff and the consultant how changes to the housing code were made and how they were enacted. Mr. Moreland said that there were negotiations between HCD and the State of California. There was further discussion regarding the ramifications of the City of West Covina Housing Ordinance and how the recommendations would be enacted in the City of West Covina.

City Attorney Koo commented that the State of California allowed campaign signs to be displayed longer and allowed them to be larger, so during the recent election, the city complied with state regulations rather than the city's own sign code.

Ms. Burns suggested that the Commission decide which sections they would like to review. The Commission agreed to review the proposed code and make recommendations as to what they would like to review and amend. At the end of the discussion, it was agreed that certain sections would be eliminated and others would be brought back to the Commission for further consideration at a future meeting.

Motion by Lewis, seconded by Becerra, adopt Resolution No. 24-6157, with the amendment that says "whereas the Planning Commission makes no determination as to the advisability of any State law that is being imposed upon the City Council and/or this Planning Commission by making this recommendation." Motion carried 3-0.

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.

Chair Heng said that she would like to express her thanks to the former Commissioners for their help with updating the General Plan and the many other code amendments and thanked the past Commissioners for their help and dedication to the City of West Covina.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

Deputy Community Development Director Jo-Anne Burns said since this is the last meeting of the year she wishes the Commissioners Happy Holidays and looks forward to seeing them in the new year.

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 Heng adjourned the meeting at 8:59 p.m.

Respectfully submitted:

Lydia de Zara
Senior Administrative Assistant