

DRAFT

MINUTES REGULAR MEETING OF THE PLANNING COMMISSION CITY OF WEST COVINA Tuesday, August 25, 2026

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 Bennett Led the Pledge of Allegiance.

ROLL CALL

Present: Heng, Becerra, Bennett, Lewis

Absent: Castellanos

Staff Present: Cervantes, Villalobos, Laymon, Mehta, Mays, Griego

APPROVAL OF MINUTES

1. Regular meeting, [May 12, 2026](#)

The minutes were approved 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.

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.

NONE

PUBLIC HEARINGS

2. CONSIDERATION OF CONDITIONAL USE PERMIT NO. 26-03, TO OBTAIN A TYPE 20 (OFF-SITE BEER AND WINE) LICENSE WITHIN AN EXISTING SERVICE STATION WITH AN ACCESSORY CONVENIENCE STORE.

CONDITIONAL USE PERMIT NO. 26-03

CEQA EXEMPTION TYPE SECTION 15301 (CLASS 1, EXISTING FACILITIES)

APPLICANT: Sherrie Olson

LOCATION: 1200 S Glendora Avenue

REQUEST: The applicant is requesting the approval of a Conditional Use Permit (CUP) to obtain a Type 20 (Off-Site Beer and Wine) license within an existing 2,250 square foot convenience store known as "Circle K", at a service station known as "76", located in the "Neighborhood Commercial Mixed-Use" (NMU) zone.

Assistant Planner Alicia Mays presented the staff report.

Chair Lewis opened the public hearing and invited the applicant to address the Commission.

Applicant representative Sherry Olson introduced herself and stated that the applicant had worked with staff regarding the security plan and agreed to the proposed conditions of approval. Applicant Rajesh Vaas stated that alcohol sales were being requested in response to customer demand and emphasized his commitment to maintaining a safe environment.

Chair Lewis opened the public hearing. No additional members of the public spoke in favor, opposition, or in a neutral position. Chair Lewis closed the public hearing and opened Commission discussion.

Commission discussion focused on Condition of Approval regarding enhanced surveillance measures, including Flock cameras and license plate recognition. Chair Lewis expressed legal concerns with requiring license plate recognition technology and proposed removing the related language. Staff clarified that the applicant would still be required to submit a surveillance plan to the City and Police Department for review and approval.

Motioned by Chair Lewis, second by Commissioner Bennett, to amend Resolution No. 26-6183 by removing the sentence regarding additional or enhanced surveillance measures, including Flock cameras and license plate recognition. Motion failed 2-2, with Commissioners Hang and Becerra voting no.

Commissioners discussed the proposed surveillance requirements and the Police Department's role in reviewing the applicant's security plan. Staff clarified that the applicant would still be required to submit a surveillance plan for Police Department review and approval and that the City's code currently references Flock cameras for qualifying alcohol sales at service stations.

Motioned by Commissioner Becerra, second by Commissioner Lewis, to reconsider the prior motion. Motion to reconsider passed unanimously.

Motioned by Chair Lewis, second by Commissioner Bennett, to adopt Planning Commission Resolution No. 26-6183, with an amendment to Section 4, Subsection 4, Paragraph O. Motion passed 3-0. Commissioner Hang voted no.

3. **CONDITIONAL USE PERMIT NO. 26-01
ADMINISTRATIVE PERMIT NO. 26-12
MINOR SITE PLAN REVIEW NO. 26-26**

CEQA EXEMPTION TYPE SECTION 15301 (CLASS 1, EXISTING FACILITIES)

APPLICANT: CHOIX ENTERPRISE THREE, LLC

LOCATION: 610 S SUNSET, WEST COVINA CA 91790

REQUEST: CONSIDERATION OF CONDITIONAL USE PERMIT NO. 26-01, ADMINISTRATIVE PERMIT NO. 26-12, AND MINOR SITE PLAN REVIEW NO. 26-26 TO ESTABLISH A NEW RESTAURANT USE WITH LIVE ENTERTAINMENT AND ADDITION OF AN ENCLOSED PATIO FOR DINING

Contract Planner Sonia Griego presented the staff report.

Chair Lewis opened the public hearing and invited the applicant to address the Commission.

The applicant, Raul Gonzalez, introduced himself and stated that the project would convert the former Sears Auto Center at 610 South Sunset Avenue into a family-oriented Mexican seafood restaurant with an enclosed patio, alcohol service, and accessory live entertainment. He stated that the restaurant would remain a full-service restaurant and would not operate as a nightclub or bar.

The public hearing was opened and closed with no public speakers.

Commissioners discussed parking availability and security requirements. Staff confirmed that sufficient parking is available and that the applicant will coordinate with the Police Department on the surveillance plan.

Motioned by Chair Lewis, second by Commissioner Bennett, to approve Conditional Use Permit No. 26-01, Administrative Use Permit No. 26-12, and Minor Site Plan No. 26-26, with the amended security camera condition. Motion passed 4-0.

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.

Commissioner Lewis requested that staff bring back the Conditional Use Permit for the horizontal billboard at West Covina Plaza for Planning Commission review.

Commissioner Becerra requested that staff obtain police call information for businesses at the shopping center near Valinda Avenue and Glendora Avenue, provide monthly reports on businesses with significant police activity, post the information on the City's website, and address overgrown weeds and property maintenance concerns near the

Pacific Avenue freeway exit.

Commissioner Bennett requested that staff develop a streamlined permit process for patio dining in Historic Downtown West Covina and bring it back to the Planning Commission.

Commissioner Lewis requested that staff explore a joint meeting with the Community and Senior Services Commission to discuss fire prevention at Galster Park, coordinate with the Fire Chief regarding the ongoing fire investigations, and consider fire prevention measures in future park planning.

ADJOURNMENT

Deputy Community Development Director Arturo Cervantes welcomed Commissioner Steve Bennett to the Planning Commission and announced the upcoming 2026 West Covina State of the City and Employee Recognition Dinner. Commissioners were invited to attend the event on September 17 at the West Covina Sportsplex.

Chair Lewis adjourned the meeting at 8:22 p.m.

Respectfully submitted:

Norma Villalobos

Administrative Assistant II