



CITY OF WEST COVINA

PLANNING COMMISSION

**JULY 12, 2022, 7:00 PM
REGULAR MEETING**

**CITY HALL COUNCIL CHAMBERS
1444 W. GARVEY AVENUE SOUTH
WEST COVINA, CALIFORNIA 91790**

**Nickolas Lewis, Chair
Brian Gutierrez, Vice Chair
Shelby Williams, Commissioner
Sheena Heng, Commissioner
Livier Becerra, Commissioner**

Please turn off all cell phones and other electronic devices prior to entering the Council Chambers

AMERICANS WITH DISABILITIES ACT

The City complies with the Americans with Disabilities Act (ADA). If you need special assistance at Planning Commission meetings, please call (626) 939-8433 (voice) or (626) 960-4422 (TTY) from 8 to 5 Monday through Thursday. Please call at least one day prior to the meeting date to inform us of your particular needs and to determine if accommodation is possible. For sign language interpreter services at Planning Commission meetings, please request no less than four working days prior to the meeting.

PUBLIC COMMENTS/ADDRESSING THE COMMISSION

Any person wishing to address the Planning Commission on any matter listed on the agenda or on any other matter within their jurisdiction is asked to complete a speaker card that is provided on the speaker podium and submit the card to a Planning Division staff member.

Please identify on the speaker card whether you are speaking on an agenda item or non-agenda item. Requests to speak on non-agenda items will be heard during “Oral Communications” before the Public Hearing section of the agenda. Generally, comments are limited to five minutes per speaker unless further time is granted by the Chairperson. ***The Chairperson may also, at his or her discretion, further limit the time of each speaker in order to accommodate a large number of speakers and/or to ensure that the business of the Planning Commission is effectively conducted.***

Any testimony or comments regarding a matter set for Public Hearing will be heard during the public hearing for that item.

MOMENT OF SILENT PRAYER/MEDITATION

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES

1. Regular meeting, June 28, 2022

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.

2. **Second One-Year Extension of Time for Precise Plan No. 18-02 and Conditional Use Permit No. 18-02 at 1415 W Garvey Avenue N.**

PUBLIC HEARINGS - None

NON-HEARING ITEMS

3. **INITIATION OF CODE AMENDMENT NO. 22-04
GENERAL EXEMPTION
APPLICANT: City of West Covina
LOCATION: City Wide
REQUEST: To initiate a code amendment that consists of standards and requirements for cart containment measures.**

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.

4. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT:

- a. Forthcoming - July 26, 2022

5. CITY COUNCIL ACTION:

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

ADJOURNMENT

A G E N D A

ITEM NO. 1.

DATE: 07/12/2022

TO: Planning Commission
FROM: Planning Division
SUBJECT: Regular meeting, June 28, 2022

Attachments

Minutes 6.28.22

A G E N D A

ITEM NO. 2.

DATE: 07/12/2022

TO: Planning Commission

FROM: Planning Division

SUBJECT: Second One-Year Extension of Time for Precise Plan No. 18-02 and Conditional Use Permit No. 18-02 at 1415 W Garvey Avenue N.

BACKGROUND:

At its meeting of August 13, 2019, the Planning Commission approved Precise Plan No. 18-02 (PP 18-02) and Conditional Use Permit No. 18-02 (CUP 18-02) which allowed the construction of an 80,086 square-foot assisted living and memory care facility.

The applicant is requesting the second one (1) - year extension for PP 18-02 and CUP 18-02. The Planning Commission approved the first one (1) - year time extension on July 13, 2021.

DISCUSSION:

The entitlement approval is due to expire on August 13, 2022, unless the requested extension of time is granted.

On June 17, 2022, Ilan Kenig, representing the owner, submitted a letter requesting an extension of time for the two approved entitlements. According to Mr. Kenig, they are working with their consultants in preparing plans to submit to the Building and Engineering divisions for plan check. The initial delay was due to unexpected economic challenges from the COVID-19 pandemic.

While there have been changes to the West Covina Municipal Code after the project was approved, it does not impact the validity of the project. The project would still comply to the current Municipal Code standards. The request for the second (1) - year extension is allowed per the Municipal Code and staff recommends granting of the extension. This is the final allowable extension.

RECOMMENDATION:

Staff recommends that the Planning Commission approve the second one (1) - year extension for Precise Plan No. 18-02 and Conditional Use Permit No. 18-02

Submitted by: Jo-Anne Burns, Planning Manager

Attachments

Attachment No. 1 - Extension of Time Request Letter

PLANNING DEPARTMENT STAFF REPORT

SUBJECT

INITIATION OF CODE AMENDMENT NO. 22-04

GENERAL EXEMPTION

APPLICANT: City of West Covina

LOCATION: City Wide

REQUEST: To initiate a code amendment that consists of standards and requirements for cart containment measures.

DISCUSSION

The City has been experiencing an increase of abandoned and/or misused shopping carts littering city streets and sidewalks.

The objective of the code amendment is to establish standards and requirement for cart containment measures in order to make businesses responsible for securing their own carts. If the Code Amendment is initiated, staff will work with the City Attorney's office in preparing the draft ordinance which will be presented to the Planning Commission for review and consideration at a later time.

STAFF RECOMMENDATIONS

Staff is recommending that the Planning Commission adopt Resolution No. 22-6110, initiating a code amendment to establish standards and requirements for cart containment.

Submitted by: Jo-Anne Burns, Planning Manager

Attachments

Attachment No. 1 - Initiation Resolution

A G E N D A

ITEM NO. 4.a.

DATE: 07/12/2022

TO: Planning Commission
FROM: Planning Division
SUBJECT: Forthcoming - July 26, 2022

Attachments

Forthcoming 7.26.22
