

**WEST COVINA PLANNING COMMISSION AGENDA
CITY COUNCIL CHAMBERS - FIRST FLOOR
REGULAR MEETING**

**Tuesday November 27, 2018
7:00 PM**

AMERICANS WITH DISABILITIES ACT

The City complies with the Americans with Disabilities Act (ADA). If you will need special assistance at Planning Commission meetings, please call (626) 939-8422 (voice) or (626) 960-4422 (TTY) from Monday through Thursday. Do 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 Department 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. Oral Communications are limited to thirty (30) minutes. 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 a Public Hearing will be heard during the public hearing for that item.

Next Resolution No. 18-5969

PLEDGE OF ALLEGIANCE

MOMENT OF SILENT PRAYER/MEDITATION

[ROLL CALL](#)

APPROVAL OF MINUTES

1. [Regular meeting, October 23, 2018](#)

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. Persons who are not afforded the opportunity to speak at this time may do so under "Continuation of Oral Communications" later on the agenda.

PUBLIC HEARINGS

2. [PRECISE PLAN NO. 16-08](#)
[CONDITIONAL USE PERMIT NO. 16-15](#)
[ADMINISTRATIVE USE PERMIT NO. 18-03](#)
[TREE REMOVAL PERMIT NO. 18-10](#)
[CATEGORICAL EXEMPTION \(CLASS 32\)](#)
[APPLICANT: Leah Lombardi \(Chick Fil A\)](#)
[LOCATION: 200 South Vincent Avenue](#)

REQUEST: The project consists of a request for the approval of a precise plan to demolish an existing restaurant building and construct a fast-food restaurant with a drive-through. The project also requires the approval of a conditional use permit for the drive-through, an administrative use permit to allow outdoor dining, and a tree removal permit to remove trees along Vincent Avenue. The proposed fast food restaurant would be 4,214-square feet.

- a. Hear staff report
- b. Public testimony
- c. Close public testimony and Commission discussion
- d. Staff to read Resolution numbers
- e. Motion/second to adopt resolution approving/denying

These actions are final unless appealed to the City Council within ten (10) days.

3. [ADMINISTRATIVE USE PERMIT NO. 18-07](#)
[SUBCOMMITTEE FOR DESIGN REVIEW NO. 18-16](#)
[CATEGORICAL EXEMPTION](#)
[APPLICANT: Jeremy Yeh](#)
[LOCATION: 1117 South Lark Ellen Avenue](#)

REQUEST: Request for an administrative use permit to construct a new 4,001-square foot two-story house (including a 728-square foot, three-car garage). The house will consist of a 1,698-square foot first story and a 1,575-square foot second story. The house will feature five bedrooms and six bathrooms. The proposal also includes a 57-square foot balcony to the front of the house and a 278-square foot balcony to the rear.

- a. Hear staff report
- b. Public testimony
- c. Close public testimony and Commission discussion
- d. Staff to read Resolution numbers
- e. Motion/second to adopt resolution approving/denying

This action is final unless appealed to the City Council within ten (10) days.

4. [CONDITIONAL USE PERMIT NO. 18-06](#)
[CATEGORICAL EXEMPTION](#)
[APPLICANT: Haneesha Desai for Kumon Learning Center](#)
[LOCATION: 146 North Grand Avenue](#)

REQUEST: The project consists of an application for a conditional use permit to allow a tutoring center for children aged five to eighteen years of age. The tutoring center will be located within an existing 952-square foot tenant space.

- a. Hear staff report
- b. Public testimony
- c. Close public testimony and Commission discussion
- d. Staff to read Resolution numbers
- e. Motion/second to adopt resolution approving/denying

This action is final unless appealed to the City Council within ten (10) days.

NON-HEARING ITEMS

5. [REVIEW OF REQUEST TO EXTEND HOURS OF OPERATION](#)
[ADMINISTRATIVE USE PERMIT NO. 15-09](#)
[2050 SOUTH VALINDA AVENUE \(REBEL YELL BAR AND STEAKHOUSE\)](#)

REQUEST: The applicant is requesting to extend the hours of operation.

- a. Hear staff report
- b. Commission discussion
- c. Staff to read Resolution numbers
- d. Motion/second to adopt resolution approving/denying

CONTINUATION OF ORAL COMMUNICATIONS

Continuation of Oral Communications

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 agendize the matter for a future meeting.

6. PLANNING DIRECTOR'S REPORT:

- a. [FORTHCOMING - December 11, 2018](#)

7. CITY COUNCIL ACTION:

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

ADJOURNMENT