



CITY OF WEST COVINA

PLANNING COMMISSION

**AUGUST 27, 2019, 7:00 PM
REGULAR MEETING**

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

**Herb Redholtz, Chair
Sheena Heng, Vice Chair
Don Holtz, Commissioner
Gregory Jaquez, Commissioner
Glenn Kennedy, 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 will 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. 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 Public Hearing will be heard during the public hearing for that item.

MOMENT OF SILENT PRAYER/MEDITATION

PLEDGE OF ALLEGIANCE

ROLL CALL

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

1. **CONDITIONAL USE PERMIT NO. 19-08
CATEGORICAL EXEMPTION**
APPLICANT: Plaza West Covina, LP (Allison Mack)
LOCATION: 112 Plaza Drive, Suite 420
REQUEST: The applicant is request a conditional use permit to allow a 3,283 square foot multi-purpose convention venue/banquet facility in the Urban Center Zone (Downtown Plan).
2. **CONDITIONAL USE PERMIT NO. 19-09 and MINOR SITE PLAN REVIEW NO. 19-16
CATEGORICAL EXEMPTION**
APPLICANT: Mel Gaines
LOCATION: 1211 E Badillo Street
REQUEST: The applicant is requesting an amendment to Conditional Use Permit 02-10 to allow the operation of an elementary and middle school within an existing church called Faith Community Church and a Minor Site Plan Review for three modular units (totaling 3,384 sq. ft.) within the parking lot. The existing Jubilee Christian School is requesting these entitlements to increase the number of students on campus.

NON-HEARING ITEMS

3. **Minor Site Plan Review No. 19-25
Categorical Exemption**
Applicant: Melisa Pence

Location: 929 West Cameron Avenue

Request: The project consists of a proposal to remodel the parking lot of an existing apartment complex located on the northeast corner of California Avenue and West Cameron Avenue (Cameron Park). The applicant is proposing to restripe the parking lot and add compact parking on the site.

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 - August 27, 2019
- b. Project Status Report - August 27, 2019

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