



**CITY OF COVINA
PLANNING COMMISSION AGENDA
REGULAR MEETING, TUESDAY, OCTOBER 25, 2016
COUNCIL CHAMBER, CITY HALL
125 EAST COLLEGE STREET
7:00 P.M.**

PLEASE NOTE: THOSE WHO WISH TO ADDRESS THE PLANNING COMMISSION ON ANY ITEM ARE REQUESTED TO FILL OUT A SPEAKER'S CARD AND LEAVE IT WITH A MEMBER OF THE STAFF PRIOR TO THE ITEM BEING CALLED. THE PURPOSE OF THIS IS TO ENSURE THAT YOUR NAME AND ADDRESS ARE CORRECTLY IDENTIFIED IN THE MINUTES OF THE PLANNING COMMISSION.

CALL TO ORDER

- A. Pledge of Allegiance.
- B. Roll Call of Commissioners: Connors, Hodapp, Manning, McMeekin and Patterson.
- C. Amendments to the Agenda.

PUBLIC COMMENTS

Citizens wishing to address the Commission on any matter **not** on the agenda may do so at this time. Citizens wishing to be heard on any matter on the agenda, please wait until that point on the agenda. **Please keep your comments to five minutes or less and try not to be repetitive.** Under the provisions of the Brown Act, the Commission is prohibited from taking action on oral requests but may refer the matter to staff or to a subsequent meeting.

CONSENT CALENDAR

All matters listed under the Consent Calendar are considered routine, and will be enacted by one motion. There will be no separate discussion on these items prior to the time the Planning Commission votes on them, unless a member of the Planning Commission requests that a specific item be removed from the Consent Calendar for discussion.

- 1. Approval of Minutes of the Regular Meeting of October 11, 2016.

CONTINUED PUBLIC HEARINGS

None

PUBLIC HEARINGS

The Planning Commission will address the below-listed item in the following sequence:

- Staff Report
- Questions of staff from Commission
- Open the public hearing
- Receive testimony in favor of and in opposition to the item
- Close the public hearing
- Commission comments and discussion

- Motion to approve, deny, or continue application
 - Roll Call Vote
1. Public Hearing to consider Conditional Use Permit (CUP) 16-007, a request for proposed beer and wine sales for on-site consumption with an existing 1,900-square foot sit-down restaurant (Media Noche) in the C-2 Commercial Zone (Neighborhood Shopping Center), located at 423 N. Vincent Ave. - APN: 8435-033-028.

Staff Recommendation: Staff requests that the Planning Commission make a motion to continue the public hearing to the November 22, 2016 regular meeting.

Pursuant to and in accordance with the provisions of the California Environmental Quality Act (CEQA) Guidelines, the City has analyzed the proposed project and concluded that it will not have the potential for causing a significant effect on the environment. Therefore, it has been determined that the proposed project would be categorically exempt in accordance with Section 15301(a), Class 1 of the CEQA Guidelines. Staff's recommendation will be that the Planning Commission approve CUP 16-007 (subject to the proposed conditions of approval).

10-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.*

NEW BUSINESS

1. A request to initiate a Zone Change to change the zoning designation for the rear portion of the tier of lots fronting along E. San Bernardino Road from M-1, Light Manufacturing to C-5, Specified Highway Commercial consistent with the General Plan Land Use Designation of General Commercial

Staff Recommendation: Direct staff to follow through with the necessary Zone Change for General Plan consistency for this block area on the north side of E. San Bernardino Road between N. First Avenue and N Barranca Avenue.

GENERAL MATTERS

None

ADMINISTRATIVE ITEMS

1. Information and Announcements
2. Commission Comments

ADJOURNMENT

Adjourn to a regular meeting of the Planning Commission at 7:00 p.m. on November 8, 2016 in the Council Chamber of Covina City Hall.

I, Alan Carter, City Planner of the City of Covina, or his designee, hereby declare that a true and accurate copy of the forgoing agenda was posted on October 20, 2016 near the front entrance of City Hall, 125 East College Street, Covina, and on the City's official Internet Website, in accordance with Governmental Code Section 54954.2(a.)

Additional information on any agenda item can be obtained by contacting the Planning Division at 125 East College Street, Covina, or by telephoning (626) 384-5450.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, you should contact the Planning Division office at (626) 384-5450 or the California Relay Service. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting.



**MINUTES OF THE OCTOBER 11, 2016 REGULAR MEETING OF THE
COVINA PLANNING COMMISSION HELD IN THE COUNCIL
CHAMBER OF CITY HALL, 125 EAST COLLEGE STREET AT 7:00 P.M.**

CALL TO ORDER

Chairman Hodapp called the Planning Commission meeting to order at 7:00 p.m.

A. PLEDGE OF ALLEGIANCE

Chairman Hodapp led the Pledge of Allegiance.

B. ROLL CALL

Commission Members Present: Connors, Hodapp, Manning, McMeekin, Patterson

Commission Members Absent: None

Staff Members Present: Director of Community Development, City Planner, Assistant City Attorney

C. AMENDMENTS TO THE AGENDA

None

PUBLIC COMMENTS

None

CONSENT CALENDAR

1. Approval of Minutes of the Regular Meeting of September 27, 2016

A motion was made and seconded to approve the Minutes of the Regular Meeting of September 27, 2016.

The motion carried 5-0 as follows:

AYES: CONNORS, HODAPP, MANNING, MCMEEKIN, PATTERSON

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE

PUBLIC HEARINGS

1. Public Hearing to consider Conditional Use Permit (CUP) 16-015 and Site Plan Review (SPR) 16-021 for a request to upgrade to a full liquor service (Type 48) for on-site

consumption, to add a restaurant use, and to expand an outdoor patio within the existing Azo Vino Art Gallery, in the Town Center Specific Plan-5, Retail and Service Core Focused Activity Area, located at 144 W. Badillo Street- APN: 8444-001-005.

Director of Community Development Brian Lee presented the report and answered the Commissioners' questions.

The public hearing was opened.

Galen Metz, applicant, spoke in favor of the item.

The public hearing was closed.

A motion was made and seconded to adopt **Resolution No. 2016-027 PC**, approving (CUP) 16-015 and Site Plan Review (SPR) 16-021.

The motion carried 5-0 as follows:

AYES: CONNORS, HODAPP, MANNING, MCMEEKIN, PATTERSON
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

NEW BUSINESS

None

GENERAL MATTERS

None

ADMINISTRATIVE ITEMS

1. INFORMATION AND ANNOUNCEMENTS
None
2. COMMISSION COMMENTS
Commissioner Manning welcomed City Planner Alan Carter back from his vacation.

ADJOURNMENT

Chairman Hodapp adjourned the Planning Commission meeting at 7:23 p.m. to a regular meeting of the Planning Commission at 7:00 p.m. on October 25, 2016 in the Council Chamber of Covina City Hall.

Secretary



CITY OF COVINA

PLANNING COMMISSION AGENDA REPORT ITEM NUMBER PH 1 OCTOBER 25, 2016

TO: Chairman and Members of the Planning Commission

FROM: Brian K. Lee, AICP, Director of Community Development

SUBJECT: Conditional Use Permit (CUP) 16-007 - A request for proposed beer and wine sales for on-site consumption with an existing 1,900-square foot sit-down restaurant (Media Noche) in the C-2 Commercial Zone (Neighborhood Shopping Center), located at 423 N. Vincent Ave. – APN: 8435-033-028

BACKGROUND

Staff requests a continuance of the duly noticed public hearing to the November 22, 2016 meeting. As the Planning Commissioners may know, the Planning Division resources are severely impacted with the departure of two staff planners. Due to the continuing demand on staff time and resources to provide counter service and planning application case processing, staff has not been able to complete the necessary staff report. Furthermore, staff needs additional time to work with the Police Department in the review of this Conditional Use Permit. Staff has notified the applicant of the new proposed date for the continued public hearing.

RECOMMENDATION

Staff recommends that the Planning Commission make a motion to continue the public hearing to November 22, 2016 regular meeting.

Prepared by:

A blue ink signature of Edgar Gonzalez.

Edgar Gonzalez
Contract Planner

Approved by:

A blue ink signature of Brian K. Lee.

Brian K. Lee, AICP
Director of Community Development



CITY OF COVINA

PLANNING COMMISSION AGENDA REPORT ITEM NUMBER NB1 October 25, 2016

TO: Chairman and Members of the Planning Commission

FROM: Brian K. Lee, AICP, Director of Community Development

SUBJECT: **A request to initiate a Zone Change to change the zoning designation for the rear portion of the tier of lots fronting along E. San Bernardino Road from M-1, Light Manufacturing to C-5, Specified Highway Commercial consistent with the General Plan Land Use Designation of General Commercial**

BACKGROUND

In examining our Zoning Map, staff found that an area on the north side of E. San Bernardino Road between N. First Avenue and N. Barranca Avenue, has inconsistencies in the General Plan Land Use and Zoning designations. The current General Plan Land Use Designation for this block is General Commercial and the northerly parcel lines would be the boundary separating them from the General Industrial Land Use designation to the north. However, this block area has two zoning designations with C-5, Specified Highway Commercial, on approximately two-thirds of the each lot and M-1, Light Manufacturing, on the remainder one-third of each lot. It is clear that there is inconsistency between the General Plan Land Use and Zoning designations. Staff believes that curing this inconsistency is necessary and that it is a housekeeping item.

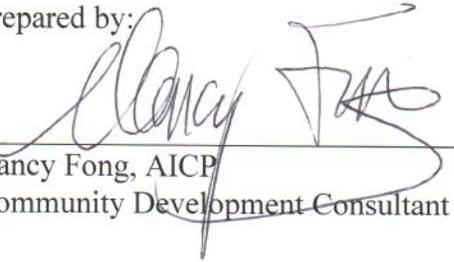
DISCUSSION

State Planning and Zoning Law requires the Zoning designations to be consistent with the General Plan Land Use designation. According to Covina Municipal Code Section 17.80.090, the Planning Commission or the City Council may initiate the Zone Change proceeding by motion. However, staff will have to examine the existing uses for all the lots within this block area and assess whether there will be non-conformity of existing businesses and uses, which may take some time to accomplish the analysis. Due to a lack of resources, staff will take a small area beginning from the east side of the block to begin the Zone Change analysis and follow through with the public hearing requirements. In other words, staff will accomplish the Zone Change for General Plan consistency by phases.

RECOMMENDATION

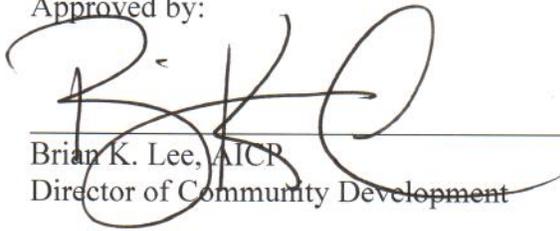
Staff recommends that the Planning Commission directs staff to follow through with the necessary Zone Change for General Plan consistency for this block area on the north side of E. San Bernardino Road between N. First Avenue and N Barranca Avenue.

Prepared by:



Nancy Fong, AICP
Community Development Consultant

Approved by:



Brian K. Lee, AICP
Director of Community Development

EXHIBITS

1. Current General Plan Land Use Map and Current Zoning Map

EXHIBIT 1

LAND USE



ZONING

