



**CITY OF COVINA
PLANNING COMMISSION AGENDA
REGULAR MEETING, TUESDAY, NOVEMBER 22, 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. None.

CONTINUED PUBLIC HEARINGS

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

- Staff Report
- Questions of staff from Commission
- 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. Continued Public Hearing to consider Conditional Use Permit (CUP) 16-007, a request to sell beer and wine for on-site consumption in conjunction with an existing sit-down restaurant, within a community shopping center in the “C-2/Neighborhood Shopping Center” zone, at 423 N. Vincent Avenue, APN: 8435-033-028.

Staff Recommendation: Adopt **Resolution No. 2016-028PC** approving CUP 16-007.

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) 16-016, a request to operate a beauty salon in a vacant tenant space, within a multi-tenant commercial building in the “C-3A/Regional or Community Shopping Center” zone, at 519 S. Second Avenue, APN: 8445-029-011.

Staff Recommendation: Adopt **Resolution No. 2016-031PC** approving CUP 16-016.

2. Public Hearing to consider Conditional Use Permit (CUP) 16-006 and Site Plan Review (SPR) 16-006, a request to construct a concealed wireless communication facility and associated equipment, on a church property in the “RD-1,250/Residential – Multiple Family and Condominium” zone, at 165 W. Dexter Street, APNs: 8444-008-029 & 030.

Staff Recommendation: Adopt **Resolution No. 2016-032PC** approving SPR 16-006 and CUP 16-006.

Concerning all Items above, pursuant to and in accordance with the provisions of the California Environmental Quality Act (CEQA) Guidelines, the City has analyzed the proposed projects and concluded that none of them will have the potential for causing a significant effect on the environment. Therefore, it has been determined that all of the proposed projects 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 all of the Items (subject to the proposed conditions of approval for each Item).

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 consider the Site Plan Review (SPR) 16-003, for the construction of two new apartment buildings with a total of five apartments units on an existing lot located at 308 S. Barranca Avenue – APN: 8446-012-003

Staff Recommendation: Adopt **Resolution No 2016-033PC** approving Site Plan Review (SPR) 16-003.

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 is categorically exempt and qualifies for a Class 32 In-fill Development Project (CEQA §15332), and that it would not result in any significant effects on the environment. Staff's recommendation will be that the Planning Commission approve the project subject to the conditions of approval.

2. A request to consider the re-approval of the Site Plan Review (SPR) 13-015 and Minor Variance (MV) 13-006 for the development of three residential units located at 276 W. Dexter St – APN: 8444-010-011

Staff Recommendation: Adopt **Resolution No 2016-034PC**

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 the project will not have the potential for causing a significant effect on the environment. Therefore, it has been determined that the project is Categorical Exempt in accordance with Section 15301(a), Class 1 of the CEQA Guidelines. Staff's recommendation will be that the Planning Commission approve the project subject to the conditions of approval.

3. Application Site Plan Review (SPR) 16-009, for the development of a two-story, 28-unit skilled nursing and memory care facility totaling 39,644 square feet on Masonic Homes Covina campus Parcel D, located at 1650 East Old Badillo Street – APN: 8426-012-012.

Staff Recommendation: Adopt **Resolution No. 2016-035PC** approving Site Plan Review (SPR) 16-009.

A Mitigated Negative Declaration (MND) and the Mitigation Monitoring and Reporting Program (MMRP) were adopted by the City Council in February 2008 for the Masons of California Covina Campus Master Plan Expansion in compliance with the California Environmental Quality Act (Pub. Resources Code, § 21000 et seq.) ("CEQA") and the State CEQA Guidelines (Cal. Code Regs., § 15000 et seq.). Pursuant to State CEQA Guidelines Section 15164, an addendum has been prepared for the project because some changes to the project are necessary, but none of the conditions require the preparation of a subsequent negative declaration are present. Staff's recommendation will be that the Planning Commission approve the project subject to the 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.*

GENERAL MATTERS

1. 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 December 13, 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 December 8, 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.