CALL TO ORDER
A. Pledge of Allegiance.
B. Roll Call of Commissioners:
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.

In Person:
To address the Planning Commission please complete a yellow speaker request card located at the entrance of the Council Chamber and give it to the City Planner. Your name will be called when it is your turn to speak.

Remotely via zoom:
Access the meeting remotely via Zoom with one of the following devices:

Computer or Smart Device:
https://us02web.zoom.us/j/83315925073?pwd=VjRIUmM1dUtty3NDMmRk3hIK3d3UT09

Telephone:
Dial: +1 669 900 6833
Meeting ID: 833 1592 5073
Passcode: *398261#

[continued on next page]
1. To request to speak during public comment, please click the “Raise Hand” button on the Zoom Toolbar “reactions” tab.

Note:
Computer / Smart Device Users: The “raise hand” feature is in the reactions tab.
Telephone Users: Press star-nine (*9) on your phone to raise your hand.

2. Staff will announce your name as listed on Zoom or the last four digits of your phone number when it is your turn to speak and unmute the microphone (audio only); speaker must be present when called to speak.

3. Please state your first and last name and city of residence at the beginning of your remarks for the record.

4. The microphone will be muted by staff when you have completed your comments or five (5) minutes have expired, whichever occurs first.

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 Regular Meeting of January 25, 2022.

CONTINUED PUBLIC HEARING
None

PUBLIC HEARING
1. Conditional Use Permit (CUP) 21-031 and Site Plan Review (SPR) 21-186, a request to construct a new, one-story, 2,200 square-foot, drive-through restaurant (El Pollo Loco) with associated parking and landscape improvements and demolish an existing building on a 0.51-acre site located at 100 N. Azusa Avenue, APN: 8432-033-010.

   Staff Recommendation: Staff recommends that the Planning Commission approve Conditional Use Permit (CUP) 21-031 and Site Plan Review (SPR) 21-186 through the adoption of Resolution No. 2022-002PC with conditions.

CONTINUED BUSINESS
None.

NEW BUSINESS
1. Study Session on Draft Mixed-Use Overlay District Regulations

   Staff Recommendation: Staff recommends that the Planning Commission provide input and receive public comments on the proposed Mixed-Use Overlay District Ordinance. No action is required by the Planning Commission.
GENERAL MATTERS
None.

ADMINISTRATIVE ITEMS
None.

ADJOURNMENT
Adjourn to a regular meeting of the Planning Commission at 7:00 p.m. on February 22, 2021 in the Council Chamber of Covina City Hall.

I, Brian K. Lee, Director of Community Development for the City of Covina, or his designee, hereby declare that a true and accurate copy of the forgoing agenda was posted on February 3, 2022 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.