MINUTES OF THE MARCH 22, 2022 REGULAR MEETING OF THE COVINA PLANNING COMMISSION HELD IN THE COUNCIL CHAMBER OF CITY HALL, 125 EAST COLLEGE STREET AT 7:00 P.M.

This meeting was conducted utilizing teleconference and electronic means consistent with AB 361 and Government Code Section 54953(e), regarding the COVID-19 pandemic, with the option for members of the Planning Commission and the public to meet in the Council Chamber of City Hall.

CALL TO ORDER
Chairman Connors called the Planning Commission to order at 7:00 p.m.

A. PLEDGE OF ALLEGIANCE
Chairman Connors led the Pledge of Allegiance.

B. ROLL CALL
Commission Members Present: Hodapp, Zermeno, Manning, McMeekin, Connors
Commission Members Absent: None.

Staff Members Present: Director of Community Development, Senior Planner, Building Official, Consultant Planner (Interwest), Assistant City Attorney.

PARTICIPANTS/ATTENDEES

ZOOM PARTICIPANTS/ATTENDEES
Lori Huntsman

C. AMENDMENTS TO THE AGENDA
None.

PUBLIC COMMENTS
None.

CONSENT CALENDAR
1. Approval of Minutes of the regular meeting of February 8, 2022.
Commissioner Hodapp made a motion and Commissioner Manning seconded to approve the minutes of February 8, 2022.

The motion carried 4-0 as follows:

AYES: HODAPP, ZERMENO, MANNING, McMEEKIN,
NOES: NONE
ABSTAIN: CONNORS
ABSENT: NONE

CONTINUED PUBLIC HEARINGS

None.

PUBLIC HEARINGS

1. **Zoning Code Amendment (ZCA) 22-002;** a request to amend the Chapter 17.69 ("Accessory Dwelling Units") of Title 17 (Zoning) of the Covina Municipal Code Related to Accessory Dwelling Units subject to standards set forth under California State Law and find the proposed Zoning Code Amendment (ZCA) 22-002 to be Exempt from the Requirements of the California Environmental Quality Act (CEQA) Pursuant to CEQA Guidelines Section 15262(h).

**Staff Recommendation:** Staff recommends the Planning Commission adopt Resolution No. 2022-003 PC recommending approval of Zoning Code Amendment (ZCA) 22-002 to the City Council.

Senior Planner Mercy Lugo read into the record minor revisions made to the staff report and Draft ADU Ordinance. In Section D on Page 5 of the staff report item 3 was removed and addressed under item 5 under the California Building Code & sequential numbering order was amended. Under Section S, ADU maximum size limit has been corrected to reflect the proposed new ADU size limit of 1,000 square feet, instead of 1,200 square feet. On page 3 of the draft ADU Ordinance, under definitions, item 3, the definition for building envelope has been removed. On Page 7, under section R, item number 3 was removed due to item 5 already addressing the California Building code requirements.

Assistant City Attorney Serita Young recommended a title change on the last page of the Resolution to reflect the title of the Draft Ordinance.

Senior Planner Mercy Lugo presented the staff report and answered the Commissioners questions.

The public hearing was opened.

Resident Lori Hunstman of 540 N Fifth Street, in Covina, commented on Letter E, in the Ordinance, requiring a 6-foot distance between an ADU and Garage and wanted clarification.

Senior Planner Mercy Lugo commented that the distance requirement is only for detached structures.
Community Development Director Brian Lee commented that the distance requirement is only for a detached ADU and is a fire and building code separation, and, if the ADU is proposed to be attached, there is no issue.

No other comments were received.

The public hearing was closed.

A motion was made by Commissioner Manning and seconded by Commissioner Zermen to approve Resolution 2022-003PC.

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

10-day appeal period: Does not apply.

CONTinues BUSINESS.
None.

NEW BUSINESS.
None.

GENERAL MATTERS
None.

ADMINistrative ITEMS
None.

ADJournMENT
Chairman Connors adjourned the Planning Commission Meeting at 7:29 P.M to the next Planning Commission Meeting scheduled for April 12, 2022 at 7:00 P.M in the Council Chambers of Covina City Hall.

Secretary