MINUTES OF THE APRIL 12, 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 7:02 p.m.

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

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

Staff Members Present: Director of Community Development, Senior Planner, Consultant Planner (Interwest), Consultant (John Douglass), Management Analyst Trainee, Assistant City Attorney.

PARTICIPANTS/ATTENDEES
None.
ZOOM PARTICIPANTS/ATTENDEES
None.

C. AMENDMENTS TO THE AGENDA
None.

PUBLIC COMMENTS
None.

CONSENT CALENDAR
1. Approval of Minutes of the regular meeting of March 22, 2022.
Commissioner Zermeno made a motion and Commissioner McMeekin seconded to approved the minutes of March 22, 2022

The motion carried 4-0 as follows:

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

CONTINUED PUBLIC HEARINGS
None.

PUBLIC HEARINGS
None.

CONTINUES BUSINESS.
None.

NEW BUSINESS.
1. Study Session on the 6th Cycle (2021-2029) Housing Element

   **Staff Recommendation:** Staff recommends that the Planning Commission receive staff presentation and conduct study session. No action is required of the Planning Commission.

   Community Development Director Brian K. Lee, and Consultant John Douglas presented the staff report and answered the commissioner's questions.

   Chairman Connors opened the floor for public comment.

   Senior Planner Mercy Lugo read an email that was received from Mitchell Tsai, Attorney at Law containing a 265-page letter advocating that the City of Covina adopt local hire requirements on behalf of the Southwest Carpenters Union.

   No other comments were received.

   The public comment period was closed.

2. **Resolution No. 2022-004PC;** General Plan Conformity report and Resolution of the Planning Commission of the City of Covina finding that the lease and disposition of approximately 20,000 square-feet of property located at 534 North Barranca Avenue and 611 East San Bernardino Road are in conformity with the Covina General Plan.
Staff Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 2022-004PC, a Resolution of the Planning Commission of the City of Covina finding that the Lease and Disposition of approximately 20,000 square feet of property located at 534 N Barranca Avenue and 611 East San Bernardino Road is in Conformity with the Covina General Plan.

Community Development Director Brian K. Lee presented the Staff report and answered the Commissioners questions.

Chairman Connors opened the public comment period.

No comments were received.

The public comment period was closed.

Chairman Connors made a motion and Commissioner McMeekin seconded to approve Resolution 2022-004PC.

The motion carried 4-0 as follows:

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

3. Site Plan Review (SPR)22-62; A request to approve a conceptual master plan for the Covina Recreation Village Project which is proposed to adaptably re-use/re-purpose an existing approximately 2.5—acre parcel containing two (2) existing concrete storage/packinghouse structures of approximately 18,196 square feet and approximately 13,530 square feet, and add various new site improvements/amenities located at 640-680 N. Citrus Avenue.

Staff Recommendation: Staff recommends that the Planning Commission approve, through minute action, Site Plan Review (SPR) 22-62; a request to approve a conceptual master plan for the Covina Recreation Village project which is proposed to adaptably re-use/re-purpose an existing approximately 2.5—acre parcel containing two (2) existing concrete storage/packinghouse structures of approximately 18,196 square feet and approximately 13,530 square feet, and add various new site improvements/amenities.

Community Development Director Brian K. Lee presented the staff report and answered the commissioner’s questions.

Commissioner McMeekin inquired whether the library at the Recreation Village site would be in addition to our existing library
Community Development Director clarified that the City’s existing library has extensive work that needs to be done such as foundation failures, HVAC and other maintenance and would cost around 10 million dollars.

Commissioner Hodapp inquired whether Parks and Recreation would be relocated to this location.

Community Development Director Brian K. Lee clarified that the new offices would be the primary location to be closer to existing city facilities, but that the existing location would still be utilized.

Commissioner Zermeno inquired whether the parking would be from the Metrolink Transportation Authority (MTA).

Community Development Director Brian K. Lee clarified that the city has access rights through a license and is currently working on preparing a new legal document and is working with MTA staff.

Chairman Connors opened up the public comment period.

No comments were received.

The public comment period was closed.

Commissioner Zermeno and Commissioner McMeekin spoke in favor of the item.

Chairman Connors entertained a motion and Commissioner Zermeno seconded to approve Site Plan Review (SPR) 22-62

The motion carried 4-0 as follows:

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

4. **Planning Commission Resolution No. 2022-005PC;** Finding that the proposed Fiscal Year 2023-2027 City of Covina Five-Year Capital Improvement Program (CIP) is Consistent with the Goals and Policies of the Covina General Plan.

**Staff Recommendation:** Adopt Resolution No. 2022-005PC finding that the proposed Fiscal Year 2023-2027 City of Covina Five-Year Capital Improvement Program is consistent with the goals and policies of the Covina General Plan.
Community Development Director Brian K. Lee presented the staff report and answered the Commissioners questions.

Chairman Connors made a motion and commissioner McMeekin seconded to approve Resolution 2022-005PC.

The motion carried 4-0 as follows:

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

GENERAL MATTERS
None.

ADMINISTRATIVE ITEMS
None.

COMMISSIONER COMMENTS
Commissioner McMeekin commented that Brad Manning served many years on the Planning Commission and because they relocated outside of the City of Covina, they had to resign. McMeekin also publicly thanked Commissioner Manning for his many years of service.

Chairman Connors also commented on his appreciation for Commissioner Manning.

ADJOURNMENT
Chairman Connors adjourned the Planning Commission Meeting at 8:21 P.M to the next Planning Commission Meeting scheduled for April 26, 2022 at 7:00 P.M in the Council Chambers of Covina City Hall.