PLANNING COMMISSION
REGULAR MEETING AGENDA
125 E. College Street, Covina, California
Council Chamber of City Hall
JUNE 14, 2022

IMPORTANT NOTICE
This meeting is being conducted in accordance with Assembly Bill 361, regarding the COVID-19 pandemic.

Members of the public may view the meeting live on the City’s website at www.covinaca.gov or on local cable television, Spectrum channel 29 and Frontier Channel 42. To view from the website, hover over the Departments & Services tab until the drop-down menu appears and click on City Council Video Library under the City Council header. A live banner will appear at the start of the meeting.

Meeting Assistance Information: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk’s Office at cityclerk@covinaca.gov or 626-384-5430. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

CALL TO ORDER

ROLL/CALL
Commissioners: Charles Hodapp, Daniel McMeekin, Rosie Richardson, Vice-Chair Susan Zermeno, and Chair John Connors

PLEDGE OF ALLEGIANCE
Led by Chairman Connors

PUBLIC COMMENTS
To address the Planning Commission please complete a yellow speaker request card located at the entrance and give it to the City Planner. Your name will be called when it is your turn to speak. Those wishing to speak on a LISTED AGENDA ITEM will be heard when that item is addressed. Those wishing to speak on an item NOT ON THE AGENDA will be heard at this time. State Law prohibits the Commissioners from taking action on any item not on the agenda. Individual speakers are limited to five minutes each, unless, for good cause, the Chairperson amends the time limit.
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:

link
https://us02web.zoom.us/j/88930167654?pwd=eU9SQ0oxby8rKzlqc2IwbHd1TjE2dz09

Telephone:
Dial: +1 669 900 6833
Meeting ID: 889 3016 7654
Passcode: 595024

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 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 a specific item be removed from the consent calendar for discussion.

CC 1. Approval of the Minutes of May 24, 2022

COMMISSIONER COMMENTS
Commissioners wishing to make any announcements of public interest or to request that specific items be added to future Planning Commission agendas may do so at this time.

CONTINUED PUBLIC HEARINGS
None.

PUBLIC HEARINGS

PH 1. A Request to Rescind Conditional Use Permit (CUP) 20-003, which Allowed Modification of an Existing Conditional Use Permit to Expand the Sale of On-Site
Beer and Wine at 624 Shoppers Lane (APN: 8451-001-034). This rescindment will revert the property to the prior CUPs (11-007 and 08-003), which allow the sale of beer and wine at 616 Shoppers Lane and 618 Shoppers Lane.

**Staff Recommendation:**
Staff recommends that the Planning Commission adopt a Resolution No. 2022-012 PC to rescind approvals previously granted through the adoption of Resolution No 2020-018 PC for Conditional Use Permit 20-003 by request of the applicant, Fonda Don Chon.


**Staff Recommendation:**
Staff recommends that the Planning Commission adopt Resolution No. 2022-013 PC to rescind approvals previously granted through the adoption of Resolution No 2020-030 PC for Conditional Use Permit 20-005 and Site Plan Review 20-009 by request of the applicant, Thomas Serna.

CONTINUED BUSINESS
None.

NEW BUSINESS
None.

ADJOURNMENT
The Planning Commission will adjourn to its next regular meeting scheduled for Tuesday, June 28, 2022 at 7:00 p.m. inside the Council Chamber at City Hall, located at 125 East College Street, Covina, California, 91723.

The Community Development Department, does hereby declare that the agenda for the Jun 14 2022 meeting was posted on the City’s website and near the front entrance of Covina City Hall, 125 East College Street, Covina, in accordance with California Government Code Section 54954.2(a).