

CITY OF COVINA
PLANNING COMMISSION AGENDA
REGULAR MEETING, TUESDAY, FEBRUARY 12, 2013
COUNCIL CHAMBER, CITY HALL, 125 EAST COLLEGE STREET
7:30 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.

1. Opening Matters
 - A. Pledge of Allegiance.
 - B. Roll Call of Commissioners: Connors, Hodapp, Manning, McMeekin and Patterson.
 - C. Minutes of the Regular Meeting of January 22, 2013
 - D. Amendments to the Agenda.
 - E. Public Comment:

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.

PUBLIC HEARINGS

2. Public Hearing of Application **ZCH 12-002**, a Zone Change for the portion of the subject site that lies on 302-316 East San Bernardino Road and 430-438 North First Avenue (now occupied by two-story commercial-office building) from C-P (Commercial, Administrative and Professional Office) to C-5 (Commercial, Specified Highway) to allow for the construction of an approximately 7,700-square foot animal hospital and associated improvements; and

Application **SPR 12-015** (REVISION 1), a revised Site Plan Review to allow for a) the construction of various interior and exterior enhancements to multiple buildings and associated improvements on the portion of the subject site that lies on 250 East San Bernardino Road (now occupied by Covina Assembly of God Church) and for the continued operation of the overall church facility; and b) the construction and operation of an approximately 7,700-square foot animal hospital and associated improvements on the portion of the subject site that lies on 302-316 East San Bernardino Road and 430-438 North First Avenue (following the relocation of an

older, smaller animal hospital that now exists just west of the current Covina Assembly of God Church building that backs onto San Bernardino Road; and

Application **JU 13-001**, a Joint Use Parking Agreement between the aforementioned modified “Covina Assembly of God Church” portion of the subject site and the future or new “animal hospital” portion of the subject site; and

Application **VAC 13-001**, a request to vacate two public alleys on the aforementioned “Covina Assembly of God Church” portion of the subject site to accommodate the various Church-related enhancements; and

Consider a Mitigated Negative Declaration of Environmental Impact with the aforementioned applications

- Staff Report
- Open public hearing; receive testimony in favor and in opposition of the applications
- Close the public hearing
- Adopt **Resolution No. 2013-002PC** making certain findings required by California Government Code Section 65402 relating to the City’s proposed vacation of two public alleys in conjunction with a project to be developed by the Covina Assembly of God Church at 250 East San Bernardino Road (Application VAC 13-001).
- Approve SPR 12-015, subject to City Council approval of ZCH 12-002 and Mitigated Negative Declaration of Environmental Impact
- Recommend City Council Approval of ZCH 12-002
- Approve Joint Use Parking Agreement (Application JU 13-001)
- Recommend City Council Approval of Mitigated Negative Declaration of Environmental Impact
- Roll Call Vote
- Ten day waiting period

GENERAL MATTERS

3. ADMINISTRATIVE ITEMS
4. COMMISSION COMMENTS
5. ADJOURNMENT

Adjourn to the regular meeting of the Planning Commission on February 26, 2013 at 7:30 p.m.

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.