



**CITY OF COVINA
PLANNING COMMISSION AGENDA
REGULAR MEETING, TUESDAY, FEBRUARY 9, 2016
COUNCIL CHAMBER, CITY HALL
125 EAST COLLEGE STREET
7:00 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.

CALL TO ORDER

- A. Pledge of Allegiance.
- B. Roll Call of Commissioners: Connors, Hodapp, Manning, McMeekin and Patterson.
- 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.

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.

None.

CONTINUED PUBLIC HEARINGS

The Planning Commission will address the below-listed item in the following sequence:

- Staff Report
- Questions of staff from Commission
- Receive testimony in favor and in opposition of the item
- Close the public hearing
- Commission comments and discussion
- Motion to approve, deny, or continue application
- Roll Call Vote

1. Continued Public Hearing to consider a request to amend Section 17.04.414.5 of Chapter 17.04 to Title 17 (Zoning Ordinance) of the Covina Municipal Code to prohibit the cultivation of marijuana in all zones in the City, including the cultivation by qualified patients, primary caregivers, and persons with identification cards.

Staff Recommendation:

Adopt **Resolution No. 2016-004 PC** recommending to the City Council approval of ZCA 16-001.

Pursuant to the California Environmental Quality Act (CEQA), the City has analyzed the proposed project and concluded that it will not have the potential for causing a significant effect on the environment. Therefore, it has been determined that the proposed project would be categorically exempt in accordance with Section 15061(b)(3) of the CEQA Guidelines

PUBLIC HEARINGS

None.

NEW BUSINESS

1. A request for extensions of time concerning applications Tentative Tract Map (TTM) 72116 and Site Plan Review (SPR) 12-050, a development proposal on a site referred to as the 400 Block of North Citrus Avenue (generally bordered by Citrus Avenue, San Bernardino Road, Third Avenue, and Orange Street).

Staff Recommendation:

Adopt **Resolution No. 2016-006PC** approving the request for extensions of time concerning applications Tentative Tract Map (TTM) 72116 and Site Plan Review (SPR) 12-050.

Pursuant to and in compliance with the provisions of the California Environmental Quality Act (CEQA), particularly Section 15162(a) of the CEQA Guidelines, the City has analyzed the proposed extensions of time relative to the initial development-related Initial Study, Mitigated Negative Declaration, and associated Mitigation Reporting and Monitoring Program approved under Resolution No. 14-7219. The City has concluded that no further CEQA-related review is needed or that no amendments to any of the aforementioned items is necessary because there have been no changes in the project, no changes in the circumstances under which the project will be undertaken, and no new information identified regarding new or significant environmental effects.

10-day appeal period: Actions taken by the Planning Commission will become final after ten (10) calendar days unless a written appeal with the appropriate fee is lodged with the City Clerk's office before close of business on the tenth day.

GENERAL MATTERS

None.

ADMINISTRATIVE ITEMS

1. Information and Announcements
2. Commission Comments

ADJOURNMENT

Adjourn to a regular meeting of the Planning Commission on February 23, 2016 at 7:00 p.m. in the Council Chamber of Covina City Hall.

I, Alan Carter, City Planner of the City of Covina, or his designee, hereby declare that a true and accurate copy of the forgoing agenda was posted on February 4, 2016 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.