



**CITY OF COVINA  
PLANNING COMMISSION AGENDA  
REGULAR MEETING, TUESDAY, JUNE 14, 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 the 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 that a specific item be removed from the Consent Calendar for discussion.*

None

**CONTINUED PUBLIC HEARINGS**

None

**PUBLIC HEARINGS**

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

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

- Roll Call Vote

1. Conditional Use Permit (CUP) No. 16-003, a request a) to modify the hours of beer and wine service in and b) to have live entertainment in an existing, 5,072-square foot sit-down restaurant at 1118 West San Bernardino Road (APN 8434-017-007).

**Staff Recommendation:** Adopt **Resolution No. 2016-014 PC**, approving Conditional Use Permit, CUP 16-003, for the modification of the hours of beer and wine service in and to have live entertainment in an existing sit-down restaurant located at 1118 West San Bernardino Road–APN: 8434-017-007.

*Pursuant to and in accordance with the provisions of the California Environmental Quality Act (CEQA) Guidelines, 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 action would be categorically exempt in accordance with Section 15301(a), Class 1 of the CEQA Guidelines. Staff's recommendation will be that the Planning Commission approve CUP No. 16-003.*

2. Planning Commission Resolution No. 2016-013PC – Modification to the Covina Town Center Specific Plan to amend the allowable and conditionally allowed uses within the Covina Town Center Specific Plan

**Staff Recommendation:** Adopt **Resolution No. 2016-013 PC**, recommending to the City Council approval of an amendment to the Covina Town Center Specific Plan to add new permitted uses, and uses permitted with the approval of a Conditional Use Permit to Town Center Specific Plan Areas 4 and 5.

*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. Staff's recommendation will be that the Planning Commission make a recommendation that the City Council approve Town Center Specific Plan Amendment No. 16-001.*

3. Zoning Code Amendment (ZCA) No. 16-002, a request to eliminate the distance requirement for on-site wine tasting in conjunction with a winery and on-site beer tasting or tap rooms in conjunction with a small brewery Citywide in the M-1 zone, and to add a definition to Chapter 17.04 for a tap room.

**Staff Recommendation:** Adopt **Resolution No. 2016-015 PC**, a resolution of the Planning Commission of the City of Covina recommending that the City Council of the City of Covina adopt Ordinance no. 16-xx, amending subsections S. and T of Section 17.54.030 (uses permitted subject to conditional use permit) of Chapter 17.54 (M-1 Light Manufacturing Zone) of Title 17 (Zoning) of the Covina Municipal Code to eliminate the one thousand foot distance requirement between on-site wine and beer tasting in conjunction with wineries and small breweries in the M-1 Zone.

*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. Staff's recommendation will be that the Planning Commission make a recommendation that the City Council approve ZCA No. 16-002.*

***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.*

#### **NEW BUSINESS**

None

#### **GENERAL MATTERS**

None

#### **ADMINISTRATIVE ITEMS**

1. Information and Announcements
2. Commission Comments

#### **ADJOURNMENT**

Adjourn to a regular meeting of the Planning Commission at 7:00 p.m. on June 28, 2016 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 June 9, 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.*