



**CITY OF COVINA
PLANNING COMMISSION AGENDA
REGULAR MEETING, TUESDAY, JUNE 28, 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.

- 1. Approval of Minutes of the Regular Meeting of May 10, 2016
- 2. Approval of Minutes of the Regular Meeting of May 24, 2016
- 3. Approval of Minutes of the Regular Meeting of June 14, 2016

CONTINUED PUBLIC HEARINGS

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

- Staff Report
- Questions of staff from Commission
- Continue 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 application

- 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) (CONTINUED FROM JUNE 14, 2016 PLANNING COMMISSION MEETING).

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.

PUBLIC HEARINGS

The Planning Commission will address the below-listed items 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 application
 - Roll Call Vote
1. Applications Tentative Tract Map (TTM) 73588 and Site Plan Review (SPR) 15-036 for the development of three multi-tenant industrial condominium buildings totaling 99,272 square feet on 4.38 acres of land in the “M-1/Light Manufacturing” zoning district, located generally at 777 East Edna Place – APNs 8429-006-017 and 018.

Staff Recommendation:

Option 1: If the Planning Commission, based on reviewing the staff report and all evidence presented, including public testimony, can make the facts to support each finding, then direct staff to prepare a resolution of approval for Planning Commission review and adoption at the next regular meeting. The Planning Commission will have to provide the pertinent facts to support the findings for items F-2, F-3, G-1, G-2 and G-3 above; or

Option 2: If the Planning Commission, based on reviewing the staff report and all evidence presented, including public testimony, cannot make the facts to support each finding, then direct staff to prepare a resolution of denial for Planning Commission review and adoption at the next regular meeting; or

Option 3: The Planning Commission could direct the Applicant to work with staff in addressing all identified technical and design issues and bring back revised development plans for Planning Commission review and action.

Pursuant to the California Environmental Quality Act (CEQA), the City has analyzed the proposed project and determined that it meets the following criteria: consistent with the General Plan and Zoning; less than 5 acres and surrounded by urban uses; has no value as to habitat for endangered and rare or threatened species; and, would not result in any significant effect on the environment. Therefore, it has been determined that the proposed action would be exempt in accordance with Section 15332, Class 32 of the CEQA Guidelines.

2. Zone Change (ZCH) 16-001, a City initiated request to change the zoning district for the property generally located at the northwest corner of Grand Avenue and Edna Place (731 North Grand Avenue) from “C-2/Neighborhood Shopping Center” to “C-4/Highway Commercial” – APN 8429-006-006.

Staff Recommendation: Adopt **Resolution No. 2016-017 PC**, recommending that the City Council of the City of Covina adopt Ordinance No. 16-xx, approving Zone Change (ZCH) 16-001, to amend the zoning district for the property generally located at the northwest corner of Grand Avenue and Edna Place (731 North Grand Avenue) from “C-2 /Neighborhood Shopping Center” to “C-4/Highway Commercial.”

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 because there is no development being proposed for the subject site. Therefore, it has been determined that the proposed project would be categorically exempt in accordance with Section 15061(b)(3) of the CEQA Guidelines.

10-day appeal period: *Actions taken by the Planning Commission that are not recommendations to the City Council 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 July 12, 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 23, 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.