



**CITY OF COVINA
PLANNING COMMISSION AGENDA
REGULAR MEETING, TUESDAY, JULY 12, 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

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. Continued Public Hearing to consider 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:

Adopt **Resolution No. 2016-016PC** recommending approval of Tentative Tract Map (TTM) 73588 and Site Plan Review (SPR) No. 15-036.

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. Public Hearing to consider application Conditional Use Permit (CUP) 16-010, a request to operate an eyebrow threading salon in a vacant commercial tenant space, within a neighborhood shopping center, at 946 North Citrus Avenue.

Staff Recommendation: Adopt **Resolution No. 2016-018 PC**, approving application Conditional Use Permit (CUP) 16-010.

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

1. Planning Commission Resolution No. 2016-019 PC – Finding that the Proposed Fiscal Year 2017-2021 City of Covina Five-Year Capital Improvement Program (CIP) is Consistent with the Goals and Policies of the Covina General Plan.

Staff Recommendation: Adopt **Resolution No. 2016-019 PC**, finding that the proposed Fiscal Year 2016-2021 City of Covina Five-Year Capital Improvement Program is consistent with the goals and policies of the Covina General Plan pursuant to Government Code Sections 65103 and 65402.

GENERAL MATTERS

1. Commission consideration of current permitted and conditionally allowed uses in Covina Technology Center at 1325 – 1411 North Grand Avenue (A PLANNING COMMISSION-INITIATED ITEM).

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 26, 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 July 7, 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.