Adopted 6/12/12

A G E N D A
DATE: June 12, 2012
ITEM NO.: 1

MINUTES
REGULAR MEETING OF THE PLANNING COMMISSION
CITY OF WEST COVINA
Tuesday, May 22, 2012

The regular meeting of the Planning Commission was called to order at 7:00 p.m. in the West Covina Council Chambers. Commissioner Holtz led the Pledge of Allegiance and the Commission observed a moment of silence.

ROLL CALL

Present: Stewart, Holtz, Valles, Woods and Menefee

Absent: None

City Staff Present: Anderson, Wong, Davis and de Zara

APPROVAL OF MINUTES:

Regular meeting, April 24, 2012 – The minutes were approved as presented.

ELECTION OF OFFICERS

Motion by Holtz, seconded by Menefee, to nominate Stewart as Chairman.

Motion by Menefee, seconded by Holtz, to close nominations and to elect Stewart as Chairman. Motion carried 5-0.

Motion by Stewart, seconded by Menefee, to nominate Holtz as Vice-Chairman.

Motion by Stewart, seconded by Menefee, to close nominations and to elect Holtz as Vice Chairman. Motion carried 5-0.

Chairman Appointment of Subcommittee for Design Review – Chairman Stewart appointed himself and Commissioner Holtz to the Design Review Subcommittee. Commissioner Valles was appointed as the alternate.

A. OTHER MATTERS OR ORAL COMMUNICATIONS

Herb Redholtz spoke regarding the sale of the Eastland Shopping Center. He also commented on the possible opening of a Wal Mart at Eastland Center and how it would be a positive addition to the City.

B. CONSENT CALENDAR

1. FORTHCOMING PLANNING COMMISSION MEETINGS AND PUBLIC HEARING SCHEDULE

   Receive and file.

2. EXTENSION REQUEST
   CONDITIONAL USE PERMIT NO. 11-02
   ADMINISTRATIVE USE PERMIT NO. 11-02
   APPLICANT: Alice Wong
   LOCATION: 1011 Highlight Drive

   Request for a one-year extension.

   Planning Director Jeff Anderson presented the staff report. There was a short discussion by the Commission regarding the extension request.

   Motion by Holtz, seconded by Valles, to approve the items listed. Motion carried 5-0.

C. PUBLIC HEARING
(1)
CONDITIONAL USE PERMIT NO. 11-16
CATEGORICAL EXEMPTION
APPLICANT: Guillermo Acosta and Jose Moreno
LOCATION: 191 N. Sunkist Avenue
REQUEST: The applicant is proposing to construct a 636-square foot second dwelling unit on a 16,000-square foot lot currently developed with a single-family residence and detached three-car garage. The proposed second dwelling unit consists of a kitchen, living room, two bedrooms and one bathroom and also includes a 205-square foot attached one-car garage and 205-square foot attached one-car carport.

Planning Assistant Amy Davis presented the staff report. During her presentation, Ms. Davis told the commission that the applicant was requesting the addition of a second dwelling unit. In addition, she said that the proposed unit met all the required development standards. Staff recommended approval of the request.

Chairman Stewart opened the public hearing.

PROPONENTS:

None

OPPONENTS:

None

Chairman Stewart closed the public hearing.

There was a short discussion by the Commission regarding this request. There was also a discussion regarding the number of garages proposed. At the end of the discussion, it was the consensus of the Commission that the proposed building was in compliance with applicable zoning codes.

Motion by Holtz, seconded by Menefee, to adopt Resolution No. 12-5468, approving Conditional Use Permit No. 11-16. Motion carried 5-0.

Chairman Stewart said this action is final unless appealed to the City Council within ten days.

D. NON HEARING ITEMS

(1)
REQUEST FOR INITIATION OF A CODE AMENDMENT - TATTOOING

Planning Director Jeff Anderson said the applicant had withdrawn this matter.

E. CONTINUATION OF ORAL COMMUNICATIONS

Continuation of Item A, Oral Communications

None

F. COMMISSION REPORTS/COMMENTS AND MISCELLANEOUS ITEMS

Commissioner Holtz expressed his agreement with comments about Wal Mart made earlier in the meeting.

Commissioner Menefee requested information regarding some of the pending issues scheduled for hearing by the Planning Commission.

Chairman Stewart welcomed Commissioners Valles, Woods and Menefee to the Planning Commission.

Commissioner Holtz about the extent of property and buildings that had been owned by Westfield at Eastland.

CITY COUNCIL ACTION:

-An ordinance for the adoption of Code Amendment No. 11-06, Equestrian Overlay Zone, and Zone Change No. 11-03 was introduced at the May 15, 2012 City Council meeting.

-Appeal of Precise Plan No. 12-01, Planning Commission approval was upheld by the City Council on May 15, 2012.

PLANNING DIRECTOR'S REPORT:

a. Subcommittee Minutes
April 24, 2012 and May 7, 2012
b. Monthly Status Report

G. ADJOURNMENT

Motion by Menefee, seconded by Valles, to adjourn the meeting at 7:30 p.m. Motion carried 5-0.