WEST COVINA PLANNING COMMISSION AGENDA
CITY COUNCIL CHAMBERS – FIRST FLOOR
REGULAR MEETING

Tuesday, March 9, 2010
7:00 p.m.

PLEDGE OF ALLEGIANCE Next Resolution No. 10-5358

MOMENT OF SILENT PRAYER/MEDITATION

ROLL CALL

APPROVAL OF MINUTES

Regular Meeting, February 23, 2009

A. ORAL COMMUNICATIONS

This is the time when any member of the public may speak to the Commission on any matter within the scope of duties assigned to the Commission. Other matters included on this agenda may be addressed when that item is under consideration. For all oral communications, the chairperson may impose reasonable limitations on public comments to assure an orderly and timely meeting. The Ralph M. Brown Act limits the Planning Commission and staff's ability to respond to public comments at this meeting. Thus, your comments may be agendized for a future meeting or referred to staff. The Commission may ask questions for clarification, if desired, at this time.

By policy of the Commission, Oral Communications at this time on the agenda is limited to a total of 15 minutes. Persons who are not afforded the opportunity to speak at this time may do so under Item E. later on the agenda.

B. CONSENT CALENDAR

This is the time for the public to comment on any item on the Consent Calendar. As Consent Calendar items are considered routine in nature, they are normally enacted in one motion. The Chairperson may remove a questioned Consent Calendar item for separate action.

1. FORTHCOMING PLANNING COMMISSION MEETINGS AND PUBLIC HEARING SCHEDULE

   Receive and file.

2. EXTENSION OF TIME
   PRECISE PLAN NO. 06-15
   CONDITIONAL USE PERMIT NO. 06-21
   APPLICANT: Tien H. Chu
   LOCATION: 1600 East Francisquito Avenue (South Hills Academy)

   The applicant is requesting the third and final one-year extension of time on the above-referenced items.

   Motion/Second to approve the items listed on the Consent Calendar.

C. PUBLIC HEARINGS

PROCEDURE:

You are encouraged by this Commission to express your views on any matter set for public hearing. It is our procedure to first receive the report of the Planning staff, then to ask for public testimony; first from those in favor of the matter, followed by testimony from those in opposition to it, and, if there be opposition, to allow those in favor, rebuttal testimony only as to the points brought up in opposition. To testify on a matter, you need to simply come forward to the lectern at the appropriate time, give your name, and make your statement. In addition, please fill out a speaker card provided at the podium so it will facilitate preparation of our minutes. Do not be concerned with your possible lack of experience in public hearings. We are interested in what you say, not your level of expertise as a public speaker. After a hearing has been closed, you may not further speak on the matter unless requested to do so by a member of the Commission.

PUBLIC HEARINGS

(1)
PRECISE PLAN NO. 09-05
MITIGATED NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT
APPLICANT: Westfield Corporation, Inc. - John Goodwin
LOCATION: 112 Plaza Drive (Westfield West Covina Mall)
REQUEST: The applicant is requesting approval of a precise plan to add tenant space, renovate a portion of the shopping center's northern façade, reconfigure a surface parking lot, and relocate a segment of an existing internal circulation road.

a. Hear Staff report.
b. Public testimony.
c. Close public testimony and Commission discussion.
d. Staff to read Resolution number.
e. Motion/Second to adopt Resolutions approving or denying Mitigated Negative Declaration of Environmental Impact and Conditional Use Permit No. 09-10.

These actions are final unless appealed to the City Council within ten days.

(2)
ADMINISTRATIVE USE PERMIT NO. 10-01
CATEGORICAL EXEMPTION
APPLICANT: Huiqing Zhu
LOCATION: 903 West Crumley Street
REQUEST: The applicant is requesting an approval of an administrative use permit for an addition to an existing 870-square foot single-family home. The house with the proposed addition would be 2,740 square feet (including an attached 454-square foot garage.)

a. Hear Staff report.
b. Public testimony.
c. Close public testimony and Commission discussion.
f. Staff to read Resolution number.
g. Motion/Second to adopt Resolution approving or denying Administrative Use Permit No. 10-01.

This action is final unless appealed to the City Council within ten days.

D. NON-HEARING ITEM

(1)
STATUS REPORT ON U.S. CENSUS

Update on the U.S. Census schedule

E. CONTINUATION OF ORAL COMMUNICATIONS

Continuation of Item A, Oral Communications

F. COMMISSION REPORTS/COMMENTS AND MISCELLANEOUS ITEMS

This is the time when any member of the Commission may bring a matter to the attention of the full Commission that is within the scope of duties assigned to the Commission. Any item that was considered during the Agenda is not appropriate for discussion in this section of the agenda. NO COMMISSION DISCUSSION OR ACTION CAN BE CONSIDERED AT THIS TIME. If the Commission desires to discuss an issue raised by a speaker or take an action, the Commission may vote to agendize the matter for a future meeting.

(1)
CITY COUNCIL ACTION:
This is an oral presentation of City Council matters and actions of the listed meeting, which are in the Commission's area of interest.

(2)
PLANNING DIRECTOR'S REPORT:

a. Subcommittee Minutes
February 23, 2010

b. Subcommittee Guidelines
Guidelines revised to add rear-entry garage standard.

c. Project Status Report

G. ADJOURNMENT

Motion/Second to adjourn at _____ p.m.

For further information on an agenda item, please contact the Planning Department, Room 208 in City Hall or call (626) 939-8422.

If you will need special assistance at this meeting, the City will try to accommodate you in every reasonable manner. Please call (626) 939-8422 (voice) or (626) 960-4422 (TTY) from 8 a.m. to 5 p.m. Monday through Friday for assistance. Please call at least 48 hours prior to the meeting to inform us of your particular needs and to determine if accommodation is possible. For sign language interpreter services or use of hearing-impaired aid at Planning Commission meetings, please notify the Planning Department at least two (2) working days in advance of the meeting.

Any writings or documents, not exempt from public disclosure, provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection in the Planning Department, Room 208 of City Hall located at 1444 W. Garvey Avenue, West Covina, during normal business hours.