MINUTES REGULAR MEETING OF THE PLANNING COMMISSION CITY OF WEST COVINA Tuesday, March 9, 2010

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

ROLL CALL

Present: Sotelo, Redholtz, Stewart, Sykes, Carrico

Absent: None.

City Staff Present: Anderson, Wong, Nichols, Hernandez, Cavazos

APPROVAL OF MINUTES:

Regular Meeting, February 23, 2010 - The minutes were approved as submitted.

A. OTHER MATTERS OR ORAL COMMUNICATIONS

This is the time when any member of the public may bring a matter to the attention of the Commission that is within the scope of duties assigned to the Commission. The Ralph M. Brown Act limits the Planning Commission and staff's ability to respond to comments on non-agendized matters at the time such comments are made. Thus, your comments may be agendized for a future meeting or referred to staff. The Commission may discuss or ask questions for clarification, if desired, at this time.

None.

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

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 for the above-referenced items.

Motion by Sotelo, seconded by Carrico, to approve the items listed. Motion carried 5-0.

HEARING 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

address and make your statement. In addition, please sign in on the sheet 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.

C. PUBLIC HEARING

(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.

Chairmen Stewart opened the public hearing. Senior Planner, Fabiola Wong presented the staff report. She informed the Planning Commission that the renovation consisted of a 350 foot long portion of the shopping center façade and included reconfiguring a surface parking lot, relocating a segment of an existing internal circulation road and increasing retail and restaurant spaces within the Westfield shopping center. She also informed the Planning Commission that Westfield was proposing to increase the shopping center's retail space by 32,363 square feet. Ms. Wong described the renovations and discussed the architectural treatment, which would provide visual identity for the westernmost portion of the shopping center's northern façade. Ms. Wong said that staff recommended approval of Precise Plan No. 09-05.

PROPONENTS:

John Goodwin, applicant, spoke in favor of the project. He said that Westfield intended to reorient the mall so that the new tenants would open to the freeway. He talked about the new mini anchor space, which would be located on the second floor and discussed the access to the space from the interior and exterior of the mall. Mr. Goodwin thanked the staff for helping him process the project.

OPPONENTS:

No one spoke in opposition of the project.

Chairman Stewart closed the public hearing.

There was a short discussion by the Commission regarding the future tenants. The Commission agreed that this project would be harmonious with the surrounding area and would be beneficial to the community.

Motion by Sotelo, seconded by Redholtz, to adopt resolutions approving Mitigated Negative Declaration and Precise Plan 09-05. Motion carried 5-0.

(2)

ADMINISTRATIVE USE PERMIT NO. 10-01

CATAGORICAL 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.)

Chairmen Stewart opened the public hearing. Planning Intern Nikki Cavazos presented the staff report. She informed the Planning Commission that the applicant was requesting to add 1,416 square feet to a single family home and build a 454 square foot garage. She also informed the Planning Commission that the house in combination with the addition

would be 2,740 square feet. Ms. Cavazos said that a survey of the surrounding properties was conducted and that the size of the home with the proposed addition would be compatible with the area. She also told the Commission that this addition had been reviewed by the Design Review Subcommittee and they had determined that it complied with Subcommittee Guidelines. Ms. Cavazos said that the proposed addition was in compliance with development standards and that the Planning Department recommended approval of AUP No. 10-01.

PROPONENTS:

Frank Nguyen, architect, spoke in favor of the project. He told the Commission that he was present to translate and to answer any questions. He confirmed that the house was currently occupied and was not being used as a business. He also provided information explaining future use for the addition.

Charles Wilt, neighbor, spoke in favor of the project. He stated that he felt that this addition would contribute to the neighborhood and that it would be compatible with the surrounding properties.

OPPONENTS:

No one spoke in opposition.

Chairmen Stewart closed the public hearing.

There was a short discussion by the Commission regarding the addition and how it would benefit the community because it would allow the garage to be brought up to code.

Motion by Redholtz, seconded by Carico, to adopt a resolution approving Administrative Use Permit 10-01. Motion carried 5-0.

D. NON HEARING ITEMS

(1) STATUS REPORT ON U.S. CENSUS

Jeff Anderson informed the commission that the forms for the 2010 Census were currently being mailed and delivered to households.

E. OTHER MATTERS OR ORAL COMMUNICATIONS

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None.

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 public hearing portion is not appropriate for discussion in this section of the agenda. NO COMMISSION ACTION CAN BE TAKEN AT THIS TIME. If the Commission desires to discuss an issue raised by a resident or take an action, the Commission may vote to agendize the matter for the next meeting. The Commission may discuss or ask questions for clarification, if desired, at this time.

Redholtz- Regarding his appreciation for new businesses like T-Mobile and Pep Boys coming into West Covina.

Carrico- Regarding the Country Club Center remodel, the removal of trees and future landscaping plans.

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.

None.

PLANNING DIRECTOR'S REPORT:

Subcommittee Minutes February 23, 2010

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

Project Status Report

G. ADJOURNMENT

Motion by Carrico, seconded by Sotelo, to adjourn the meeting at 7:52 p.m. Motion carried 5-0.