

CITY OF COVINA
PLANNING COMMISSION AGENDA
TUESDAY, MARCH 22, 2011
COUNCIL CHAMBER, CITY HALL, 125 EAST COLLEGE STREET
7:30 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.

1. Opening Matters

- A. Pledge of Allegiance.
- B. Roll Call of Commissioners: Chadwick, Connors, Hodapp, McMeekin and Patterson.
- C. Amendments to the Agenda.
- D. Public Comment:

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.

PUBLIC HEARINGS

2. Continued Public Hearing of application Conditional Use Permit 11-001 for the operation of an adult education welding program or welding school, focusing on welding-related instruction, testing, and associated activities upon property located at 1238-1244 East Cypress Street, Covina
Covina-Valley USD/Tri-community Adult Education, applicant

- A. Adoption of a Negative Declaration of Environmental Impact and Initial Study
- B. Request for a General Plan Consistency Finding for a parking agreement between the subject school and City (Kahler Russell Park)
 - Staff Report
 - Questions of staff from Commission
 - Open the public hearing; receive testimony in favor and in opposition of the application(s)
 - Close public hearing
 - Comments from Commission

- Motion to approve or deny the application
 - Roll Call Vote
 - Ten day waiting period
3. Public Hearing of application Conditional Use Permit 10-015 to operate an automobile service and repair facility in a vacant commercial building upon property located at 515 North Howard Avenue, Covina
Hector J. Orta, applicant
- Staff Report
 - Questions of staff from Commission
 - Open the public hearing; receive testimony in favor and in opposition of the application
 - Close public hearing
 - Comments from Commission
 - Motion to approve or deny the application
 - Roll Call Vote
 - Ten day waiting period
4. Public Hearing of application Conditional Use Permit 11-002 to modify an existing conditional use permit for the sale of beer and wine for off-site consumption (CUP 08-001) to include the sale of general alcohol or distilled spirits at a retail business (Wal-Mart store) upon property located at 1275 North Azusa Avenue, Covina
Gresham Savage Attorneys At Law, applicant
- Staff Report
 - Questions of staff from Commission
 - Open the public hearing; receive testimony in favor and in opposition of the application
 - Close public hearing
 - Comments from Commission
 - Motion to approve or deny the application
 - Roll Call Vote
 - Ten day waiting period
5. Public Hearing of application Variance 10-011 to exceed the permitted 35 percent maximum land coverage of all buildings in the R-1-7500 Single Family Residential Zone, to exceed the accessory building height, to exceed the floor area of accessory building(s), to reduce the required five (5) foot side yard area and to reduce the required fire safety access for the R-1-7500 Residential Zone. The buildings that would be subject to the variance include, an addition of 284 square feet, the existing house, a new 230 square covered patio, a new garage addition of 525 square feet, the existing garage and an existing covered porch upon property located at 247 East Edna Place, Covina
James and Eva Mihalka, applicants
- Staff Report
 - Questions of staff from Commission
 - Open the public hearing; receive testimony in favor and in opposition of the application

- Close public hearing
- Comments from Commission
- Roll Call Vote
- Ten day waiting period

GENERAL MATTERS

None

ADMINISTRATIVE ITEMS

7. INFORMATION
8. COMMISSION COMMENTS
9. ADJOURNMENT

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.