English

CITY OF WEST COVINA

PLANNING COMMISSION

TUESDAY, SEPTEMBER 22, 2026 - 7:00 PM
REGULAR MEETING

CITY HALL COUNCIL CHAMBERS
1444 W. GARVEY AVENUE SOUTH
WEST COVINA, CALIFORNIA 91790

Nickolas Lewis, Chair
Livier Becerra, Commissioner
Sheena Heng, Commissioner
Steve Bennett, Commissioner

Please turn off all cell phones and other electronic devices prior to entering the Council Chambers.

AMERICANS WITH DISABILITIES ACT
The City complies with the Americans with Disabilities Act (ADA). If you need special assistance at Planning Commission meetings, please call (626) 939-8433 (voice) or (626) 960-4422 (TTY) from 8 to 5 Monday through Thursday. Please call at least one day prior to the meeting date to inform us of your particular needs and to determine if accommodation is possible. For sign language interpreter services at Planning Commission meetings, please request no less than four working days prior to the meeting.

PUBLIC COMMENTS/ADDRESSING THE COMMISSION
Any person wishing to address the Planning Commission on any matter listed on the agenda or on any other matter within their jurisdiction is asked to complete a speaker card that is provided on the speaker podium and submit the card to a Planning Division staff member.

Please identify on the speaker card whether you are speaking on an agenda item or non-agenda item.
Requests to speak on non-agenda items will be heard during "Oral Communications" before the Public Hearing section of the agenda. Generally, comments are limited to three minutes per speaker unless further time is granted by the Chairperson. ***The Chairperson may also, at his or her discretion, further limit the time of each speaker in order to accommodate a large number of speakers and/or to ensure that the business of the Planning Commission is effectively conducted.***

Any testimony or comments regarding a matter set for Public Hearing will be heard during the public hearing for that item.

MOMENT OF SILENT PRAYER/MEDITATION

PLEDGE OF ALLEGIANCE

English

ROLL CALL

APPROVAL OF MINUTES

1. Regular meeting, August 25, 2026

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 relating to non-agendized or consent calendar items. 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.

CONSENT CALENDAR

All matters listed under CONSENT CALENDAR are considered to be routine and can be acted on by one roll call vote. There will be no separate discussion of these items unless members of the Planning Commission request specific items to be removed from the Consent Calendar for separate discussion or action.

PUBLIC HEARINGS

2. **CONSIDERATION OF CONDITIONAL USE PERMIT NO. 25-06 TO ESTABLISH A CHILD DAYCARE CENTER.**

   CONDITIONAL USE PERMIT NO. 25-06
   CEQA EXEMPTION TYPE SECTION 15303 (CLASS 3, CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES)
   APPLICANT: Kimberly Nguyen
   LOCATION: 715 South Glendora Avenue
   REQUEST: The applicant is requesting the approval of a Conditional Use Permit (CUP) to allow the operation of a child daycare center in a 1,659 square foot commercial building located in the "Neighborhood Commercial Mixed-Use" (NMU) Zone.

   It is recommended that the Planning Commission adopt Resolution No. 26-6184, approving Conditional Use Permit No. 25-06, and confirm California Environmental Quality Act (CEQA) exemption pursuant to Section 15303 (Class 3, Construction or Conversion of Small Structures) subject to the Conditions of Approval contained therein.

3. **CONSIDERATION OF CONDITIONAL USE PERMIT NO. 25-06 TO ESTABLISH A CHILD DAYCARE**
   CENTER.

APPEAL OF ADMINISTRATIVE PERMIT NO. 25-65
PURSUANT TO SECTION 15270 OF THE CALIFORNIA ENVIRONMENTAL [illegible]T (CEQA) GUIDELINES, CEQA DOES NOT APPLY TO PROJECTS THAT A PU[illegible]Y REJECTS OR DISAPPROVES.
APPLICANT: Foothill Transit
LOCATION: 100 South Vincent Avenue, West Covina, California
REQUEST: The applicant is appealing the Planning Division's denial of Administrative Permit No. 25-65 for the construction of four (4) freestanding solar carport structures over portions of the existing surface parking area at 100 South Vincent Avenue.

Staff recommends that the Planning Commission adopt Resolution No. 26-6185 denying the appeal and upholding the Planning Division's Notice of Denial of Administrative Permit No. 25-65.

NON-HEARING ITEMS

NONE

TEN-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.

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.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

CITY COUNCIL ACTION

This is an oral presentation of City Council matters and actions, which are in the Commission’s area of interest.

ADJOURNMENT