



## **MINUTES OF THE REGULAR MEETING OF THE COVINA PLANNING COMMISSION**

Date: June 10, 2025, 7:00 PM  
Location: 125 E. College Street, Covina, California  
Council Chamber of City Hall

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### **1. CALL TO ORDER**

Chair Richardson called the Planning Commission to order.

### **2. ROLL/CALL**

Commissioners Present: McMeekin, Connors, Rodriguez, Flores, Richardson

Commissioners Absent: None

Staff Present: Community Development Director Lee, Planning Manager Lugo, Assistant Planner Lomeli, Assistant Planner De La Torre IT Manager Granger, Legal Counsel Heinselman, Consultant Fong

### **3. PLEDGE OF ALLEGIANCE**

Chair Richardson led the Pledge of Allegiance.

### **4. PUBLIC COMMENTS**

There were no Public Comments.

### **5. COMMISSIONER COMMENTS**

There were no Commissioner Comments.

### **6. ADMINISTRATIVE ITEMS**

There were no Administrative Items.

### **7. CONSENT CALENDAR**

#### **1. CC1. Approval of the Minutes of May 13, 2025**

Commissioner Rodriguez made a motion and Commissioner Connors seconded to approve the minutes of May 13, 2025.

Motion carried by a vote of 3-0-2 as follows:

AYES: CONNORS, MCMEEKIN, RODRIGUEZ,

NOES: NONE

ABSENT: NONE

ABSTAIN: FLORES, RICHARDSON

## **8. CONTINUED PUBLIC HEARINGS**

### **1. CPH 1. Establishment of a Banquet Hall in Conjunction with the On-Sale of Alcohol and Live Entertainment within an Existing Party Rental Facility**

Assistant Planner, Eduardo Lomeli, presented the Continued Public Hearing for the Establishment of a Banquet Hall in Conjunction with the On-Sale of Alcohol and Live Entertainment with an Existing Party Rental Facility.

Chair Richardson invited public comments, no public comment was offered, and then Charis Richardson closed the hearing.

Staff recommended that the Planning Commission adopt Resolution No. 2025-005 PC approving Conditional Use Permit (CUP) 24-005 and Site Plan Review (SPR) 24-081 with the attached Conditions of Approval, and making a determination of exemption of the California Environmental Quality Act (CEQA) guidelines.

Commissioner Flores made a motion to approve as recommended by staff and Commissioner McMeekin seconded that motion to adopt Resolution No. 2025-005 and approve CUP 24-005 as well as SPR 24-081 with the attached Conditions of Approval.

Motion carried by a vote of 5-0 as follows:

AYES: CONNORS, MCMEEKIN, RODRIGUEZ, FLORES, RICHARDSON

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

## **9. PUBLIC HEARINGS**

There were no Public Hearings.

## **10. CONTINUED BUSINESS**

### **1. CB 1. Fourth Time Extension for TTM 72661 and SPR 16-028**

Continued Business Item One, Fourth Time Extension for TTM 722661 and SPR 16-028, was presented by Consultant Fong.

After the presentation, Commissioner Flores asked why the project has been experiencing delays. Tarif Alhassen, Manager of Bently Real Estate LLC and Applicant, stated that a project that size requires a large economic commitment and they are trying to internally fund and time the project to best fit their company. Alhassen also mentioned that there was "uncertainty in the market" and mentioned the prices of everything has increased, which has disrupted their original budget.

Chair Richardson invited public comments, no public comment was offered, and then Charis Richardson closed the public comment period.

Staff recommended that the Planning Commission approve the fourth one-year time extension for Tentative Tract Map (TTM) 73661 and Site Plan Review (SPR) 16-028 by approving Resolution No. 2025-006 PC subject to the Conditions of Approval listed in the Resolution.

Commissioner Flores made a motion to approve as recommended by staff to approve the fourth one-year time extension for Tentative Tract Map 73661 and Site Plan Review 16-028 by approving Resolution No. 2025-006 PC and Commissioner Connors seconded.

Motion carried by a vote of 5-0 as follows:

AYES: MCMEEKIN, CONNORS, RODRIGUEZ, FLORES, RICHARDSON

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

**2. CB 2. Sixth Time Extension for TTM 73662 and SPR 15-021**

Nancy Fong introduced and presented Continued Business Item Two, which is the sixth time extension request for TTM 73662 and SPR 15-021.

Chair Richardson asked how common it is for an applicant to request a sixth consecutive time extension. Consultant Fong responded that while requesting a sixth extension isn't necessarily unusual, any further inquiries would be best addressed by the applicant. Tarif Alhassen, the applicant, explained that economic shifts have caused the project delays. He also noted that changes to the Code have prompted them to consider revising the project to potentially double the number of units, aiming to submit a stronger proposal. Alhassen added that they are currently discussing internally the possibility of restarting the process.

Chair Richardson invited public comments, no public comment was offered, and then Charis Richardson closed the public comment period.

Staff recommended that the Planning Commission approve the sixth one-year time extension for Site Plan Review (SPR) 15-021 and Tentative Tract Map (TTM) 73662 by approving Resolution No. 2025-007 PC subject to the Conditions of Approval listed in the Resolution.

Commissioner Connors made a motion to approve as recommended by staff to approve the sixth one-year time extension for Site Plan Review (SPR) 15-021 and Tentative Tract Map (TTM) 73662 by approving Resolution No. 2025-007 PC and Commissioner Rodriguez seconded.

Motion carried by a vote of 5-0 as follows:

AYES: MCMEEKIN, CONNORS, RODRIGUEZ, FLORES, RICHARDSON  
NOES: NONE  
ABSENT: NONE  
ABSTAIN: NONE

**3. CB 3. Study Session on Phase 1B Zoning Code Update and Modernization**

Continued Business Item Three, Study Session on Phase 1B Zoning Code Update and Modernization, was presented by Consultant Fong.

After the presentation, Commissioner McMeekin stated that 17.02.040 C talks about the Historical Preservation Board and asked about that Board. Consultant Fong stated that under the current code, chapter 17.84, it establishes that the Planning Commission will serve as the Historic Preservation Commission. She also stated that there is a private Historic Preservation Society, but it is not the same as the Historic Preservation Commission. Consultant Fong added that many cities have combined the roles of the Historic Preservation Commission with the city's Planning Commission as well.

Commissioner McMeekin asked about proposed section 17.02.080 how to define "interested persons" listed in that section? Ms. Fong stated that anyone could send the written appeal to the city and list the reasons why they are appealing. Ms. Fong said that they could add a definition to the statement "interested persons". Commissioner McMeekin said he suggests writing down the definition as a list, as in who may be considered an interested person, rather than just one definition. He would like to do this to protect residents from individuals who may not have the best interest of their neighbor in mind.

Commissioner McMeekin then asked about proposed section 17.14.030(2)(d) and the authority of the Commission to modify conditions of approval. Consultant Fong stated that conditions of approval usually have a wide range of subject matters and some are very minor. Others require a complete restructure.

Chair Richardson invited public comments, no public comment was offered, and then Charis Richardson closed the public comment period.

Staff recommended that the Planning Commission provide input and receive public comments on the draft two chapters. The Planning Commission gave direction to proceed with bringing the code updates back to the Commission for a hearing.

**11. NEW BUSINESS**

**1. NB 1. Director's Determination on "Specialty Bar and Cigar Lounges"**

New Business Item One, Director's Determination on "Specialty Bar and Cigar Lounges", was presented by Planning Manager Lugo.

Staff requested that the Planning Commission affirm the Director's interpretation that the total floor area of the commercial establishment should be considered when

determining the 1,500 square-foot minimum requirement for a cigar lounge, thereby satisfying the floor area requirement.

Chair Richardson invited public comments, no public comment was offered, and then Charis Richardson closed the public comment period.

Commissioner McMeekin made a motion to affirm the Director's interpretation that the total floor area of the commercial establishment should be considered when determining the 1,500 square-foot minimum requirement for a cigar lounge and Commissioner Connors seconded the motion.

Motion carried by a vote of 5-0 as follows:

AYES: MCMEEKIN, CONNORS, RODRIGUEZ, FLORES, RICHARDSON  
NOES: NONE  
ABSENT: NONE  
ABSTAIN: NONE

**2. NB 2. Site Plan Review (SPR) 19-020 Time Extension**

New Business Item Two, Site Plan Review 19-020 Time Extension, was presented by Assistant Planner, Alvar de la Torre.

Chair Richardson invited public comments, no public comment was offered, and then Charis Richardson closed the public comment period.

Staff recommended that the Planning Commission approve the one-year time extension for SPR 19-020 by approving Resolution No. 2025-008 PC, subject to the Conditions of Approval listed in the Resolution.

Commissioner Rodriguez made a motion to approve as recommended by staff to approve the one-year time extension for SPR 19-020 by approving Resolution No. 2025-008 PC and Commissioner Flores seconded.

Motion carried by a vote of 5-0 as follows:

AYES: MCMEEKIN, CONNORS, RODRIGUEZ, FLORES, RICHARDSON  
NOES: NONE  
ABSENT: NONE  
ABSTAIN: NONE

**12. GENERAL MATTERS**

There were no General Matters.

Commissioners Rodriguez and McMeekin noted that they would be absent from the next meeting on June 24.

**13. ADJOURNMENT**

The meeting was adjourned at approximately 8:07 PM.

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Planning Commission Secretary