



MINUTES OF THE REGULAR MEETING OF THE COVINA PLANNING COMMISSION

Date: April 14, 2026, 7:00 PM
Location: 125 E. College Street, Covina, California
Council Chamber of City Hall

1. **CALL TO ORDER**

Vice Chair Flores called the Planning Commission to order.

2. **ROLL/CALL**

Commissioners Present: Nass, Richardson, McMeekin, Flores

Commissioners Absent: Rodriguez

Staff Present: Community Development Director Lee, Planning Manager Lugo, GIS Analyst Reger, Legal Counsel Heinselman

3. **PLEDGE OF ALLEGIANCE**

Commissioner Richardson led the Pledge of Allegiance.

4. **PUBLIC COMMENTS**

JoAnn Ramirez spoke in opposition to a proposed Battery Energy Storage System (BESS) facility and the dispensaries currently under construction in the City of Covina.

Reverend Joe requested that the Public Comment portion of the meeting not be used for political purposes or personal political gain. He emphasized that the forum should serve as a space for unity and constructive dialogue rather than division.

Armida Carreon expressed opposition to the BESS facility, stating that she believes information presented in the project plan is inaccurate. She further asserted that the project should not be exempt from CEQA requirements. Ms. Carreon also requested additional public meetings to better inform the community about the BESS facility and its potential environmental impacts in Covina.

Jose Cabrial spoke in opposition to the establishment of the BESS project within the City of Covina.

Dr. Bri Serrano spoke in opposition to the establishment of the BESS project in the City of Covina and requested clarification regarding the development and implementation of the project.

Lee questioned the City's rationale for pursuing the BESS facility in Covina. She also requested improved communication from RWE regarding the purpose and need for the project. Additionally, she asked City officials to organize a town hall meeting to provide residents with an opportunity to ask questions and engage in an open forum to evaluate the project's suitability for the community.

Neil Polzin spoke in opposition to the BESS project. He reported experiencing threats both online and in person from members of the community and requested that City officials publicly denounce such harassment and uphold the code of conduct they have pledged to follow.

Jonathan Montalvo requested that City staff hold additional public meetings to help the community better understand the BESS project and its overall impacts on the city.

Susan Zermeno spoke in opposition to the BESS project.

Dr. Silvia Cervantes spoke in opposition to the BESS project and requested improved communication from City staff regarding municipal projects affecting Covina residents.

Thomas Valenzuela spoke in opposition to the BESS project.

An individual identified as Covina Against BESS expressed opposition to the BESS project.

Commissioner McMeekin asked staff for clarification on when a BESS project item would come before the Planning Commission. Director Lee responded that no such date has been scheduled.

Angie Gillingham expressed opposition to the construction of the BESS project in the City of Covina.

Sarah Rizvi stated that Local 1014, representing safety personnel and first responders, opposes the BESS project due to its proximity to residential areas. She also recommended that City staff provide accommodations for residents, including hosting meetings at the public library and offering childcare services.

Adan Lopez expressed opposition to the construction of the BESS project in the City of Covina.

Andres expressed opposition to the construction of the BESS project in the City of Covina.

Brandon Macias expressed opposition to the construction of the BESS project in the City of Covina.

Angela Yen spoke in opposition to the BESS project.

Xavier Robles expressed opposition to the construction of the BESS project.

5. COMMISSIONER COMMENTS

Commissioner Nass thanked members of the public for attending the meeting and expressing their concerns. He acknowledged the community's input and stated that the Planning Commission is unable to take action on the BESS project, as it was not included on the meeting agenda. Commissioner Nass further noted his support for additional public forums on the topic to promote transparency and community engagement.

Commissioner McMeekin stated that the BESS project was not on the agenda this evening and no action could be taken on the facility at this time.

Commissioner Richardson expressed appreciation for the public's suggestions, especially those related to increased collaboration and the need for additional public forums to enhance transparency and communication with the community.

6. CONSENT CALENDAR

1. CC1. Approval of the Minutes of March 24, 2026

Commissioner McMeekin made a motion and Commissioner Nass seconded to approve the minutes of March 24, 2026.

Motion carried by a vote of 4-0-1 as follows:

AYES: RICHARDSON, NASS, MCMEEKIN, FLORES

NOES: NONE

ABSENT: RODRIGUEZ

ABSTAIN: NONE

7. NEW BUSINESS

1. NB 1. Establishment of a Pre-Approved Accessory Dwelling Unit (ADU) Program

New Business Item No. 1, regarding the establishment of a Pre-Approved Accessory Dwelling Unit (ADU) Program, was presented by Planning Manager Lugo. Following the presentation, Commissioner Nass inquired whether 80% completion was the threshold at which the City could conduct an inspection of the property. Planning Manager Lugo confirmed that 80% completion is sufficient, noting that the City would only require site plan approval to proceed with finalizing the pre-approved ADU plan.

No public comments were received for this item.

Staff recommends that the Planning Commission receive and file the report.
No further action is required.

8. ADJOURNMENT

The meeting was adjourned at approximately 8:30 PM.

Planning Commission Secretary