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# PLANNING COMMISSION

## CITY OF INDUSTRY

REGULAR MEETING AGENDA  
APRIL 14, 2016 11:00 A.M.



CHAIRWOMAN ANDRIA WELCH  
VICE CHAIRMAN FRANK CONTRERAS  
COMMISSIONER JIM DIVERS  
COMMISSIONER MICHAEL GREUBEL  
COMMISSIONER BERT SPIVEY

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*Location: City Council Chamber, 15651 East Stafford Street, City of Industry, California*

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### **Addressing the Planning Commission:**

- ▶ **Agenda Items:** *Members of the public may address the Planning Commission on any matter listed on the Agenda. In order to conduct a timely meeting, there will be a three-minute time limit per person for any item listed on the Agenda. Anyone wishing to speak to the Planning Commission is asked to complete a Speaker's Card which can be found at the back of the room and at the podium. The completed card should be submitted to the Secretary prior to the Agenda item being called by the Secretary prior to the individual being heard by the Planning Commission.*
  
- ▶ **Public Comments (Non-Agenda Items):** *Anyone wishing to address the Planning Commission on an item not on the Agenda may do so during the "Public Comments" period. In order to conduct a timely meeting, there will be a three-minute time limit per person for the Public Comments portion of the Agenda. State law prohibits the Planning Commission from taking action on a specific item unless it appears on the posted Agenda. Anyone wishing to speak to the Planning Commission is asked to complete a Speaker's Card which can be found at the back of the room and at the podium. The completed card should be submitted to the Secretary prior to the Agenda item being called by the Secretary and prior to the individual being heard by the Planning Commission.*

### **Americans with Disabilities Act:**

- ▶ *In compliance with the ADA, if you need special assistance to participate in any City meeting (including assisted listening devices), please contact the City Clerk's Office (626) 333-2211. Notification of at least 48 hours prior to the meeting will assist staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting.*

### **Agendas and other writings:**

- ▶ *In compliance with SB 343, staff reports and other public records permissible for disclosure related to open session agenda items are available at City Hall, 15625 East Stafford Street, Suite 100, City of Industry, California, at the office of the City Clerk during regular business hours, Monday through Friday 9:00 a.m. to 5:00 p.m. Any person with a question concerning any agenda item may call the City Clerk's Office at (626) 333-2211.*
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1. Call to Order
  2. Flag Salute
  3. Roll Call
  4. Public Comments
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5. **ACTION ITEMS**

5.1 Consideration of Development Plan No. 15-20 submitted by Tommy's Hamburgers for the construction of a new 2,492 square foot drive-thru restaurant and establishment of a fast-food restaurant with more than 50 seats located at 17537 Castleton Street in the City of Industry

- a. Consideration of Resolution No. PC 2016-09 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, MAKING FINDINGS AND RECOMMENDING THAT THE CITY COUNCIL ADOPT AN INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION AND A MITIGATION MONITORING AND REPORTING PROGRAM FOR DEVELOPMENT PLAN 15-20 FOR THE CONSTRUCTION OF A 2,492 SQUARE FOOT FAST-FOOD RESTAURANT AND CONDITIONAL USE PERMIT 15-19 LOCATED AT 17537 CASTLETON STREET IN THE CITY OF INDUSTRY

*RECOMMENDED ACTION: Adopt Resolution No. PC 2016-09.*

- b. Consideration of Resolution No. PC 2016-10 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL APPROVE DEVELOPMENT PLAN NO. 15-20 FOR THE CONSTRUCTION OF A 2,492 SQUARE FOOT FAST-FOOD RESTAURANT LOCATED AT 17537 CASTLETON STREET IN THE CITY OF INDUSTRY, CALIFORNIA, AND MAKING FINDINGS IN SUPPORT THEREOF

*RECOMMENDED ACTION: Adopt Resolution No. PC 2016-10.*

6. **PUBLIC HEARING**

6.1 Public Hearing to consider Conditional Use Permit (CUP) No. 15-19 submitted by Tommy's Hamburgers for a fast-food restaurant with more than 50 seats located at 17537 Castleton Street in the City of Industry

Consideration of Resolution No. PC 2016-11 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE OF CONDITIONAL USE PERMIT NO. 15-19, TO ALLOW A FAST-FOOD RESTAURANT WITH MORE THAN 50 SEATS AT 17537 CASTLETON STREET, CITY OF INDUSTRY, CALIFORNIA AND MAKING FINDINGS IN SUPPORT THEREOF

*RECOMMENDED ACTION: Adopt Resolution No. PC 2016-11.*

7. **ORAL COMMENTS FROM THE PLANNING COMMISSION**
8. **ORAL COMMENTS FROM STAFF**
9. Adjournment. Next regular meeting: Thursday, May 12, 2016 at 11:00 a.m.