
PLANNING COMMISSION

CITY OF INDUSTRY

REGULAR MEETING AGENDA
JUNE 9, 2016 11:00 A.M.



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

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

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. Consideration of the minutes of the November 12, 2015, December 10, 2015, and January 14, 2016 regular meetings

RECOMMENDED ACTION: Approve as submitted.

6. **ACTION ITEMS**

- 6.1 Consideration of Resolution No. PC 2016-12 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, MAKING CERTAIN FINDINGS CONCERNING THE SALE OF REAL PROPERTY LOCATED AT 948 S. AZUSA AVENUE WITH RESPECT TO THE CONSISTENCY OF THE PROPOSED SALE WITH THE CITY OF INDUSTRY’S GENERAL PLAN, PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 65402(a)

RECOMMENDED ACTION: Adopt Resolution No. PC 2016-12.

- 6.2 Consideration of Resolution No. PC 2016-13 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA MAKING CERTAIN FINDINGS CONCERNING THE PURCHASE OF REAL PROPERTY LOCATED AT 208 WADDINGHAM WAY WITH RESPECT TO THE CONSISTENCY OF THE PROPOSED PURCHASE WITH THE CITY OF INDUSTRY’S GENERAL PLAN, PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 65402(a)

RECOMMENDED ACTION: Adopt Resolution No. PC 2016-13.

- 6.3 Consideration of Resolution No. PC 2016-14 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA MAKING CERTAIN FINDINGS CONCERNING THE PURCHASE OF REAL PROPERTY LOCATED AT 1123 – 1135 HATCHER AVENUE WITH RESPECT TO THE CONSISTENCY OF THE PROPOSED PURCHASE WITH THE CITY OF INDUSTRY’S GENERAL PLAN, PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 65402(a)

RECOMMENDED ACTION: Adopt Resolution No. PC 2016-14.

- 6.4 Consideration of Resolution No. PC 2016-15 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA MAKING CERTAIN FINDINGS CONCERNING THE PURCHASE OF REAL PROPERTY LOCATED 17545 GALE AVENUE WITH RESPECT TO THE CONSISTENCY OF THE PROPOSED PURCHASE WITH THE CITY OF INDUSTRY’S GENERAL PLAN, PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 65402(a)

RECOMMENDED ACTION: Adopt Resolution No. PC 2016-15.

- 6.5 Consideration of Resolution No. PC 2016-16 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA MAKING CERTAIN FINDINGS CONCERNING THE PURCHASE OF REAL PROPERTY LOCATED ON THE NORTH SIDE OF STAFFORD STREET, WEST OF GLENDORA AVENUE (APN: 8208-025-943) WITH RESPECT TO THE CONSISTENCY OF THE PROPOSED PURCHASE WITH THE CITY OF INDUSTRY’S GENERAL PLAN, PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 65402(a)

RECOMMENDED ACTION: Adopt Resolution No. PC 2016-16.

7. **PUBLIC HEARINGS**

- 7.1 Public Hearing to consider Conditional Use Permit (CUP) No. 16-3, submitted by Fasta Enterprises, Inc., DBA Red Pine Restaurant, for a fast-food restaurant with more than 50 seats and alcohol service located at 18518 Gale Avenue in the City of Industry

Consideration of Resolution No. PC 2016-17 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 16-3, TO ALLOW A FAST-FOOD RESTAURANT WITH MORE THAN 50 SEATS AND ALCOHOL SERVICE AT 18518 GALE AVENUE, CITY OF INDUSTRY, CALIFORNIA, AND THE NOTICE OF EXEMPTION REGARDING SAME, AND MAKING FINDINGS IN SUPPORT THEREOF

RECOMMENDED ACTION: Adopt Resolution No. PC 2016-17.

- 7.2 Public Hearing to consider Conditional Use Permit (CUP) No. 16-4, submitted by Paragon Capital Group, LLC, DBA Colei Wellness and Beauty to allow a medical office located at 339 Cheryl Lane in the City of Industry

Consideration of Resolution No. PC 2016-18 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 16-4 TO ALLOW A MEDICAL OFFICE IN THE “M-C” MANUFACTURING/COMMERCIAL OVERLAY ZONE LOCATED AT 339 CHERYL LANE, CITY OF INDUSTRY, CALIFORNIA, AND THE NOTICE OF EXEMPTION REGARDING SAME AND MAKING FINDINGS IN SUPPORT THEREOF

RECOMMENDED ACTION: Adopt Resolution No. PC 2016-18.

- 7.3 Public Hearing to consider Conditional Use Permit (CUP) No. 16-5, submitted by MOD Super Fast Pizza, for a fast-food restaurant with more than 50 seats and alcohol service located at 1552 Azusa Avenue, Unit B in the City of Industry

Consideration of Resolution No. PC 2016-19 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 16-5, TO ALLOW A FAST-FOOD RESTAURANT WITH MORE THAN 50 SEATS AND ALCOHOL SERVICE AT 1552 AZUSA AVENUE UNIT B, CITY OF INDUSTRY, CALIFORNIA, AND THE NOTICE OF EXEMPTION REGARDING SAME, AND MAKING FINDINGS IN SUPPORT THEREOF

RECOMMENDED ACTION: Adopt Resolution No. PC 2016-19.

8. **ORAL COMMENTS FROM THE PLANNNG COMMISSION**
9. **ORAL COMMENTS FROM STAFF**
10. Adjournment. Next regular meeting: Thursday, July 14, 2016 at 11:00 a.m.