



PLANNING COMMISSION

CITY OF INDUSTRY

REGULAR MEETING AGENDA
FEBRUARY 9, 2012 8:00 A.M.

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 each podium. The completed card should be submitted to the Deputy City Clerk prior to the Agenda item being called by the Deputy City Clerk 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 each podium. The completed card should be submitted to the Deputy City Clerk prior to the Agenda item being called by the Deputy City Clerk 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 72 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

5. Consideration of the minutes of the November 10, 2011 Regular Meeting.

RECOMMENDED ACTION: Approve the minutes as submitted, with Board Member Marcellin abstaining due to her absence from the meeting.

6. Consideration of the minutes of the December 8, 2011 Regular Meeting.

RECOMMENDED ACTION: Approve the minutes as submitted, with Board Members Maschio and Wood abstaining due to their absence from the meeting.

7. **PUBLIC HEARING**

- 7.1 Consideration of Conditional Use Permit No. 11-5, a request to allow the amount of required parking to be based upon a shared-parking method and to establish a valet parking program at the Seasons Place commercial center, located at 18558 East Gale Avenue.

Next Resolution Number: PC 2012-01

Option 1: Approval

Consideration of Resolution No. PC 2012-XX – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 11-5 TO ALLOW A SHARED PARKING PROGRAM, INCLUDING VALET PARKING, WITHIN AN EXISTING COMMERCIAL CENTER LOCATED AT 18558 EAST GALE AVENUE, WITHIN A "C" - COMMERCIAL ZONE, AND MAKING FINDINGS IN SUPPORT THEREOF.

RECOMMENDED ACTION: Waive further reading and adopt Resolution No. PC 2012-XX.

Option 2: Denial

Consideration of Resolution No. PC 2012-XX – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, DENYING CONDITIONAL USE PERMIT NO. 11-5 TO ALLOW A SHARED PARKING PROGRAM, INCLUDING VALET PARKING, WITHIN AN EXISTING COMMERCIAL CENTER LOCATED AT 18558 EAST GALE AVENUE, WITHIN A "C" - COMMERCIAL ZONE, AND MAKING FINDINGS IN SUPPORT THEREOF.

- 7.2 Consideration of Conditional Use Permit No. 11-4, a request to establish and operate an 11,448 square foot, full-service restaurant (Four Seasons Seafood Restaurant) with alcohol service at 18558 East Gale Avenue, Suites 122-128, within the Seasons Place commercial center.

Option 1: Approval

Consideration of Resolution No. PC 2012-XX – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 11-4 TO ALLOW THE ESTABLISHMENT AND OPERATION OF A RESTAURANT WITH THE SALE OF ALCOHOLIC BEVERAGES WITHIN AN EXISTING COMMERCIAL CENTER LOCATED AT 18558 EAST GALE AVENUE, SUITES 122-128, WITHIN A “C” - COMMERCIAL ZONE, AND MAKING FINDINGS IN SUPPORT THEREOF.

RECOMMENDED ACTION: Waive further reading and adopt Resolution No. PC 2012-XX.

Option 2: Denial

Consideration of Resolution No. PC 2012-XX – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, DENYING CONDITIONAL USE PERMIT NO. 11-4, AN APPLICATION TO ALLOW THE ESTABLISHMENT AND OPERATION OF A RESTAURANT WITH THE SALE OF ALCOHOLIC BEVERAGES WITHIN AN EXISTING COMMERCIAL CENTER LOCATED AT 18558 EAST GALE AVENUE, SUITES 122-128, WITHIN A “C” - COMMERCIAL ZONE, AND MAKING FINDINGS IN SUPPORT THEREOF.

8. Adjournment. Next regular meeting: Thursday, March 8, 2012 at 8:00 a.m.