

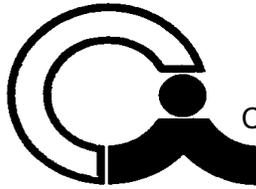
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# PLANNING COMMISSION

## CITY OF INDUSTRY

ADJOURNED  
REGULAR MEETING AGENDA  
MAY 22, 2014 8:00 A.M.



CHAIRMAN MANUEL PEREZ  
VICE CHAIRMAN MARK RADECKI  
COMMISSIONER FRANK CONTRERAS  
COMMISSIONER BERT SPIVEY  
COMMISSIONER ANDRIA WELCH

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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. Consideration of the minutes of the January 30, 2014 adjourned regular meeting.

*RECOMMENDED ACTION: Approve as submitted, with Commissioner Welch abstaining due to her absence from the meeting.*

6. **PUBLIC HEARINGS**

- 6.1 Public Hearing regarding Development Plan No. 13-13 for the construction of a 4,632 square foot restaurant building and Conditional Use Permit No. 14-3 to establish a fast-food restaurant with more than 50 seats located at 1548 Azusa Avenue.

Consideration of Resolution No. PC 2014-05 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, RECOMMENDING THE ADOPTION OF DEVELOPMENT PLAN 13-13 TO ALLOW THE CONSTRUCTION OF A NEW 4,632 SQUARE FOOT RESTAURANT AND CONDITIONAL USE PERMIT NO. 14-3 TO ALLOW THE ESTABLISHMENT OF A FAST-FOOD RESTAURANT WITH 50 OR MORE SEATS LOCATED AT 1548 AZUSA AVENUE, WITHIN A “C” – COMMERCIAL ZONE, AND MAKING FINDINGS IN SUPPORT THEREOF.

*RECOMMENDED ACTION: Adopt Resolution No. PC 2014-05.*

- 6.2 Public Hearing regarding General Plan Update and associated environmental documentation.

Consideration of Resolution No. PC 2014-06 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF INDUSTRY: (1) CERTIFY THE FINAL ENVIRONMENTAL IMPACT REPORT (STATE CLEARINGHOUSE NO. 2011031090) FOR THE GENERAL PLAN UPDATE FOR THE CITY OF INDUSTRY, (2) ADOPT A MITIGATION MONITORING AND REPORTING PROGRAM, (3) ADOPT FINDINGS OF FACT AND A STATEMENT OF OVERRIDING CONSIDERATIONS, AND (4) APPROVE THE GENERAL PLAN UPDATE.

*RECOMMENDED ACTION: Adopt Resolution No. PC 2014-06.*

7. Adjournment. Next regular meeting: Thursday, June 12, 2014 at 8:00 a.m.