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# PLANNING COMMISSION

## CITY OF INDUSTRY

SPECIAL MEETING AGENDA  
OCTOBER 13, 2016 11:00 A.M.



CHAIRMAN JIM DIVERS  
VICE CHAIRMAN MICHAEL GREUBEL  
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):** *During public comments, if you wish to address the Planning Commission during this Special Meeting, under Government Code Section 54954.3(a), you may only address the Planning Commission concerning any item that has been described in the notice for the Special Meeting.*

### **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

5. **ACTION ITEMS**

No Action items

6. **PUBLIC HEARING**

6.1 Public Hearing for the consideration of Tentative Parcel Map 350, to subdivide an existing 13.4 acre parcel into seven parcels, Zone Exception 16-1 to reduce the front setback requirement on Loukelton Street from 30 feet from the curb to 15 feet from the curb, and Development Plan 16-3, to develop seven new industrial warehouse buildings located on the southeast corner of Azusa Avenue and Chestnut Street in the City of Industry, and mitigated negative declaration regarding same.

- a. Consideration of Resolution No. PC 2016-26 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL ADOPT AN INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION AND A MITIGATION MONITORING AND REPORTING PROGRAM FOR THE ECHELON AVENUE INDUSTRIAL PROJECT PROPERTY LOCATED AT THE SOUTHWEST CORNER OF LOUKELTON STREET AND ECHELON AVENUE IN THE CITY OF INDUSTRY, WITHIN THE 'I' INDUSTRIAL ZONE.

*RECOMMENDED ACTION: Adopt Resolution No. PC 2016-26.*

- b. Consideration of Resolution No. PC 2016-27 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF TENTATIVE PARCEL MAP 350 TO SUBDIVIDE AN EXISTING 13.4 ACRE PARCEL INTO SEVEN PARCELS, ZONE EXCEPTION 16-1 FOR A REDUCED SETBACK ON LOUKELTON STREET, AND DEVELOPMENT PLAN NO. 16-3 FOR THE CONSTRUCTION OF SEVEN INDUSTRIAL WAREHOUSE BUILDINGS AT THE PROPERTY LOCATED SOUTHWEST OF THE INTERSECTION OF LOUKELTON STREET AND ECHELON AVENUE IN THE CITY OF INDUSTRY, CALIFORNIA.

*RECOMMENDED ACTION: Adopt Resolution No. PC 2016-27.*

6.2 Public Hearing for the consideration of Conditional Use Permit (CUP) No. 16- 8 submitted by Yaya Dance Academy to establish a dance studio inside of a commercial space at 17520 Castleton Street #212A in the City of Industry, and notice of exemption regarding same.

Consideration of Resolution No. PC 2016-28 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 16-8, TO ALLOW A DANCE SCHOOL AT 17520 CASTLETON STREET, UNIT 212A, CITY OF INDUSTRY, CALIFORNIA, AND THE NOTICE OF EXEMPTION REGARDING SAME, AND MAKING FINDINGS IN SUPPORT THEREOF.

*RECOMMENDED ACTION: Adopt Resolution No. PC 2016-28.*

- 6.3 Public Hearing for the consideration of Amendment No. 1 to Conditional Use Permit (CUP) No. 5- 8 submitted by County Sanitation District No. 2 of Los Angeles County to allow additional uses at the established intermodal facility located at 2500 Pellissier Place in the City of Industry.

Consideration of Resolution No. PC 2016-29 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, APPROVING AN AMENDMENT NO. 1 TO CONDITIONAL USE PERMIT NO. 5-8 TO ALLOW ADDITIONAL USES AT THE ESTABLISHED INTERMODAL FACILITY AT 2500 PELLISSIER PLACE, CITY OF INDUSTRY, CALIFORNIA, WITHIN THE "I" INDUSTRIAL ZONE, AND AN ADDENDUM REGARDING SAME, AND MAKING FINDINGS IN SUPPORT THEREOF.

*RECOMMENDED ACTION: Adopt Resolution No. PC 2016-29.*

7. **ORAL COMMENTS FROM THE PLANNING COMMISSION**

8. **ORAL COMMENTS FROM STAFF**

- 8.1 Consideration of changing the day and time of the regularly scheduled Planning Commission meetings.

*RECOMMENDED ACTION: Discuss and direct Staff accordingly.*

9. Adjournment. Next regular meeting: Thursday, November 10, 2016 at 11:00 a.m. or other day and time as determined by the Planning Commission.