
PLANNING COMMISSION REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
APRIL 14, 2016
PAGE 1

CALL TO ORDER

The Regular Meeting of the Planning Commission of the City of Industry, California, was called to order by Chairwoman Andria Welch at 11:25 a.m. in the City of Industry Council Chamber, 15651 East Stafford Street, City of Industry, California.

FLAG SALUTE

The flag salute was led by Chairwoman Andria Welch.

ROLL CALL

PRESENT: Andria Welch, Chairwoman
Frank Contreras, Vice Chairman
Jim Divers, Commissioner
Michael Greubel, Commissioner
Bert Spivey, Commissioner

STAFF PRESENT: Bianca Sparks, Assistant City Attorney; Troy Helling, Senior Planner; and Cecelia Dunlap, Secretary.

PUBLIC COMMENTS

There were no public comments.

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

Senior Planner Helling presented a staff report to the Planning Commission.

Commissioner Greubel inquired about the Americans with Disabilities Act (ADA) required parking and pedestrian striped walk paths for the new development.

Senior Planner Helling responded that after the Planning Commission and the City Council issue approvals, plans are submitted to the Los Angeles County Department of Building and Safety for plan check, and that agency determines the correct number of

PLANNING COMMISSION REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
APRIL 14, 2016
PAGE 2

parking spaces and striping for ADA access.

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

MOTION BY COMMISSIONER DIVERS, AND SECOND BY COMMISSIONER GREUBEL TO ADOPT RESOLUTION NO. PC 2016-09. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES:	COMMISSIONERS:	DIVERS, GREUBEL, SPIVEY, CONTRERAS, WELCH
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	NONE
ABSTAIN:	COMMISSIONERS:	NONE

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

MOTION BY VICE CHAIRMAN CONTRERAS, AND SECOND BY COMMISSIONER DIVERS TO ADOPT RESOLUTION NO. PC 2016-10. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES:	COMMISSIONERS:	DIVERS, GREUBEL, SPIVEY, CONTRERAS, WELCH
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	NONE
ABSTAIN:	COMMISSIONERS:	NONE

PUBLIC HEARING TO CONSIDER CONDITIONAL USE PERMIT (CUP) NO. 15-19 SUBMITTED BY TOMMY'S HAMBURGERS FOR A FAST-FOOD RESTAURANT

PLANNING COMMISSION REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
APRIL 14, 2016
PAGE 3

WITH MORE THAN 50 SEATS LOCATED AT 17537 CASTLETON STREET IN THE CITY OF INDUSTRY

Senior Planner Helling indicated that his previous staff report served as the staff report for the public hearing item.

Chairwoman Welch opened the public hearing.

Chairwoman Welch inquired if anyone wished to be heard on the matter. There were no comments.

Chairwoman Welch closed the public hearing.

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

MOTION BY COMMISSIONER GREUBEL, AND SECOND BY VICE CHAIRMAN CONTRERAS TO ADOPT RESOLUTION NO. PC 2016-11. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES:	COMMISSIONERS:	DIVERS, GREUBEL, SPIVEY, CONTRERAS, WELCH
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	NONE
ABSTAIN:	COMMISSIONERS:	NONE

ORAL COMMENTS FROM THE PLANNING COMMISSION

There were none.

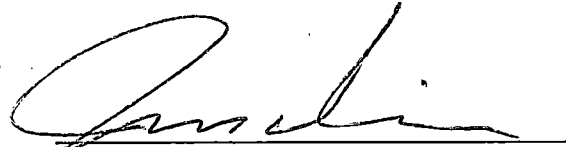
ORAL COMMENTS FROM STAFF

Senior Planner Helling announced that there were no items scheduled for the May 12, 2016 meeting, and that he would notify the Commission should the May meeting be cancelled.

PLANNING COMMISSION REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
APRIL 14, 2016
PAGE 4

ADJOURNMENT

There being no further business, the Planning Commission adjourned at 11:36 a.m.



JIM DIVERS
CHAIRMAN



DIANE M. SCHLICHTING
SECRETARY