
PLANNING COMMISSION REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
JANUARY 14, 2016
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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 11:20 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

ABSENT: Bert Spivey, Commissioner

STAFF PRESENT: Paul J. Philips, City Manager; Bianca Sparks, Assistant City Attorney; Brian James, Planning Director; and Cecelia Dunlap, Secretary.

PUBLIC COMMENTS

There were no public comments.

CONSIDERATION OF THE MINUTES OF THE OCTOBER 8, 2015 REGULAR MEETING

MOTION BY COMMISSIONER DIVERS, AND SECOND BY VICE CHAIRMAN CONTRERAS TO APPROVE AS SUBMITTED. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

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

CONSIDERATION OF DEVELOPMENT PLAN NO. 15-17 SUBMITTED BY CARL'S

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JR. FOR THE CONSTRUCTION OF A NEW 2,644 SQUARE FOOT DRIVE-THRU RESTAURANT AND ESTABLISHMENT OF A FAST-FOOD RESTAURANT WITH MORE THAN 50 SEATS LOCATED AT 19782 WALNUT DRIVE NORTH IN THE CITY OF INDUSTRY

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

CONSIDERATION OF RESOLUTION NO. PC 2016-02 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA RECOMMENDING APPROVAL OF DEVELOPMENT PLAN NO. 15-17 FOR THE CONSTRUCTION OF A 2,644 SQUARE FOOT FAST-FOOD RESTAURANT LOCATED AT 19782 WALNUT DRIVE SOUTH IN THE CITY OF INDUSTRY, CALIFORNIA, AND NOTICE OF EXEMPTION REGARDING SAME

MOTION BY VICE CHAIRMAN CONTRERAS, AND SECOND COMMISSIONER DIVERS BY TO ADOPT RESOLUTION NO. PC 2016-02. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

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

PUBLIC HEARING TO CONSIDER CONDITIONAL USE PERMIT (CUP) NO. 15-14 SUBMITTED BY CARL'S JR. FOR A FAST-FOOD RESTAURANT WITH MORE THAN 50 SEATS LOCATED AT 19782 WALNUT DRIVE NORTH IN THE CITY OF INDUSTRY

Chairwoman Welch opened the public hearing.

Assistant City Attorney Sparks announced that the previous staff report presented by Senior Planner Helling served as the staff report for the public hearing item.

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 2016-03 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, RECOMMENDING APPROVAL OF CONDITIONAL USE PERMIT NO. 15-14, TO

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ALLOW A FAST-FOOD RESTAURANT WITH MORE THAN 50 SEATS AT 19782 WALNUT DRIVE NORTH, CITY OF INDUSTRY, CALIFORNIA, AND THE NOTICE OF EXEMPTION REGARDING SAME, AND MAKING FINDINGS IN SUPPORT THEREOF

MOTION BY VICE CHAIRMAN CONTRERAS, AND SECOND BY COMMISSIONER DIVERS TO ADOPT RESOLUTION NO. PC 2016-03. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

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

PUBLIC HEARING TO CONSIDER AMENDING CONDITIONAL USE PERMIT (CUP) NO. 10-4 TO ALLOW EL TEPEYAC RESTAURANT TO EXPAND ITS HOURS OF OPERATION AND SERVE ALCOHOL ON ITS PATIO LOCATED AT 13131 CROSSROADS PARKWAY SOUTH, UNIT C AND D IN THE CITY OF INDUSTRY

Chairwoman Welch opened the public hearing.

Senior Planner Helling presented a staff report to the Planning Commission, and announced that a correction had been made to the noticed Conditional Use Permit (CUP) 15-18. Senior Planner Helling indicated Conditional Use Permit (CUP) 15-18 was amended to its original Conditional Use Permit (CUP) 10-4 for filing purposes.

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 2016-01 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, APPROVING AN AMENDMENT TO CONDITIONAL USE PERMIT NO. 10-4 TO EXPAND THE HOURS OF OPERATION AND ALLOW ALCOHOL SERVICE WITHIN A PATIO AT AN EXISTING FULL-SERVICE RESTAURANT AT 13131 CROSSROADS PARKWAY DRIVE SOUTH UNIT C AND D, CITY OF INDUSTRY, CALIFORNIA, WITHIN THE “C” COMMERCIAL ZONE, AND THE NOTICE OF EXEMPTION REGARDING SAME, AND MAKING FINDINGS IN SUPPORT THEREOF

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MOTION BY COMMISSIONER DIVERS, AND SECOND VICE CHAIRMAN CONTRERAS BY TO ADOPT RESOLUTION NO. PC 2016-01. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

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

ORAL COMMENTS FROM THE PLANNG COMMISSION

There were none

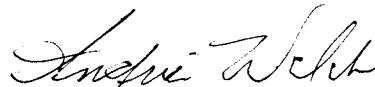
ORAL COMMENTS FROM STAFF

Planning Director James announced that staff had met with Chairwoman Welch to discuss the format of Planning Commission meetings, and also thanked the City Attorney's office for their help. Planning Director James indicated similar training could be offered to the Planning Commissioners during a public meeting or individually with staff.

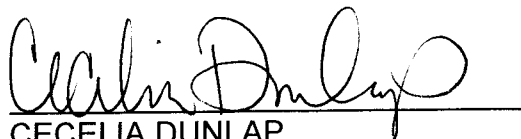
Planning Director James announced that there will be a special meeting of the Planning Commission on January 28, 2016.

ADJOURNMENT

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



ANDRIA WELCH
CHAIRWOMAN



CECELIA DUNLAP
SECRETARY