
PLANNING COMMISSION REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
JUNE 9, 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 11:00 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

MOTION BY VICE CHAIRMAN CONTRERAS, SECOND BY COMMISSIONER DIVERS TO GRANT COMMISSIONER SPIVEY AN EXCUSED ABSENCE. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

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

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

PUBLIC COMMENTS

There were no public comments.

CONSIDERATION OF THE MINUTES OF THE NOVEMBER 12, 2015, DECEMBER 10, 2015, AND JANUARY 14, 2016 REGULAR MEETINGS

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MOTION BY VICE CHAIRMAN CONTRERAS, AND SECOND BY COMMISSIONER DIVERS 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 RESOLUTION NO. PC 2016-12 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, MAKING CERTAIN FINDINGS CONCERNING THE SALE OF REAL PROPERTY LOCATED AT 948 S. AZUSA AVENUE WITH RESPECT TO THE CONSISTENCY OF THE PROPOSED SALE WITH THE CITY OF INDUSTRY’S GENERAL PLAN, PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 65402(a)

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

MOTION BY COMMISSIONER GREUBEL, AND SECOND BY VICE CHAIRMAN CONTRERAS TO ADOPT RESOLUTION NO. PC 2016-12. 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 RESOLUTION NO. PC 2016-13 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA MAKING CERTAIN FINDINGS CONCERNING THE PURCHASE OF REAL PROPERTY LOCATED AT 208 WADDINGHAM WAY WITH RESPECT TO THE CONSISTENCY OF THE PROPOSED PURCHASE WITH THE CITY OF INDUSTRY’S GENERAL PLAN, PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 65402(a)

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

MOTION BY COMMISSIONER GREUBEL, AND SECOND BY VICE CHAIRMAN CONTRERAS TO ADOPT RESOLUTION NO. PC 2016-13. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

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

CONSIDERATION OF RESOLUTION NO. PC 2016-14 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA MAKING CERTAIN FINDINGS CONCERNING THE PURCHASE OF REAL PROPERTY LOCATED AT 1123 – 1135 HATCHER AVENUE WITH RESPECT TO THE CONSISTENCY OF THE PROPOSED PURCHASE WITH THE CITY OF INDUSTRY’S GENERAL PLAN, PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 65402(a)

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

MOTION BY COMMISSIONER DIVERS, AND SECOND BY COMMISSIONER GREUBEL TO ADOPT RESOLUTION NO. PC 2016-14. 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 RESOLUTION NO. PC 2016-15 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA MAKING CERTAIN FINDINGS CONCERNING THE PURCHASE OF REAL PROPERTY LOCATED 17545 GALE AVENUE WITH RESPECT TO THE CONSISTENCY OF THE PROPOSED PURCHASE WITH THE CITY OF INDUSTRY’S GENERAL PLAN, PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 65402(a)

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

MOTION BY VICE CHAIRMAN CONTRERAS, AND SECOND BY COMMISSIONER GREUBEL TO ADOPT RESOLUTION NO. PC 2016-15. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

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

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ABSTAIN: COMMISSIONERS: NONE

CONSIDERATION OF RESOLUTION NO. PC 2016-16 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA MAKING CERTAIN FINDINGS CONCERNING THE PURCHASE OF REAL PROPERTY LOCATED ON THE NORTH SIDE OF STAFFORD STREET, WEST OF GLENDORA AVENUE (APN: 8208-025-943) WITH RESPECT TO THE CONSISTENCY OF THE PROPOSED PURCHASE WITH THE CITY OF INDUSTRY’S GENERAL PLAN, PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 65402(a)

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

MOTION BY COMMISSIONER DIVERS, AND SECOND BY VICE CHAIRMAN CONTRERAS TO ADOPT RESOLUTION NO. PC 2016-16. 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. 16-3 SUBMITTED BY FASTA ENTERPRISES, INC., DBA RED PINE RESTAURANT FOR A FAST-FOOD RESTAURANT WITH MORE THAN 50 SEATS AND ALCOHOL SERVICE LOCATED AT 18518 GALE AVENUE IN THE CITY OF INDUSTRY

Chairwoman Welch opened the public hearing.

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

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 2016-17 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 16-3, TO ALLOW A FAST-FOOD RESTAURANT WITH MORE THAN 50 SEATS AND ALCOHOL SERVICE AT 18518 GALE AVENUE, CITY OF INDUSTRY, CALIFORNIA, AND THE NOTICE OF EXEMPTION REGARDING SAME, AND MAKING FINDINGS IN SUPPORT THEREOF

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MOTION BY COMMISSIONER GREUBEL, AND SECOND BY COMMISSIONER DIVERS TO ADOPT RESOLUTION NO. PC 2016-17. 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. 16-4 SUBMITTED BY PARAGON CAPITAL GROUP, LLC, DBA COLEI WELLNESS AND BEAUTY TO ALLOW A MEDICAL OFFICE LOCATED AT 339 CHERYL LANE IN THE CITY OF INDUSTRY

Chairwoman Welch opened the public hearing.

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

Commissioner Divers questioned if changes would be made to the exterior of the building.

Senior Planner Helling responded that no changes would be made to the exterior.

Commissioner Greubel inquired about the location, and if there will be adequate Americans with Disabilities Act (ADA) parking spaces to fulfill the requirements.

Senior Planner Helling responded that the applicant is required to submit plans, for the issuance of permits, through the Los Angeles County Department of Building and Safety. The Department of Building and Safety would review the existing ADA parking spaces and ADA access, and would determine if revisions are required.

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 2016-18 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 16-4 TO ALLOW A MEDICAL OFFICE IN THE “M-C” MANUFACTURING/COMMERCIAL OVERLAY ZONE LOCATED AT 339 CHERYL

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LANE, CITY OF INDUSTRY, CALIFORNIA, AND THE NOTICE OF EXEMPTION REGARDING SAME AND MAKING FINDINGS IN SUPPORT THEREOF

MOTION BY COMMISSIONER DIVERS, AND SECOND BY VICE CHAIRMAN CONTRERAS TO ADOPT RESOLUTION NO. PC 2016-18. 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. 16-5 SUBMITTED BY MOD SUPER FAST PIZZA, FOR A FAST-FOOD RESTAURANT WITH MORE THAN 50 SEATS AND ALCOHOL SERVICE LOCATED AT 1552 AZUSA AVENUE, UNIT B IN THE CITY OF INDUSTRY

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

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 2016-19 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 16-5, TO ALLOW A FAST-FOOD RESTAURANT WITH MORE THAN 50 SEATS AND ALCOHOL SERVICE AT 1552 AZUSA AVENUE UNIT B, CITY OF INDUSTRY, CALIFORNIA, AND THE NOTICE OF EXEMPTION REGARDING SAME, AND MAKING FINDINGS IN SUPPORT THEREOF

MOTION BY COMMISSIONER GREUBEL, AND SECOND BY COMMISSIONER DIVERS TO ADOPT RESOLUTION NO. PC 2016-19. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

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

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ORAL COMMENTS FROM THE PLANNING COMMISSION

Commissioner Greubel inquired about future agenda items.


Senior Planner Helling responded that two possibly three Conditional Use Permits are tentatively scheduled for the next meeting.

ORAL COMMENTS FROM STAFF

Senior Planner Helling announced that reorganization of the Planning Commission, for the selection of Chairperson and Vice Chairperson, would be scheduled for the next meeting.

ADJOURNMENT

There being no further business, the Planning Commission adjourned at 11:26 a.m.



JIM DIVERS
CHAIRMAN



DIANE M. SCHLICHTING
SECRETARY