
PLANNING COMMISSION

CITY OF INDUSTRY

REGULAR MEETING AGENDA
JULY 7, 2020
11:30 A.M.



CHAIRMAN MICHAEL GREUBEL
VICE CHAIR ANDRIA WELCH
COMMISSIONER SANDRA DIVERS
COMMISSIONER BECKY SIMON
COMMISSIONER HILDA RODRIQUEZ

Location: City Council Chamber, 15651 East Stafford Street, City of Industry, California

Addressing the Commission:

NOTICE OF TELEPHONIC MEETING:

- **Pursuant to Section 3 of Executive Order N-29-20, issued by Governor Newsom on March 17, 2020, the regular meeting of the Planning Commission shall be held telephonically. Members of the public shall be able to attend the meeting telephonically, and offer public comment by calling the following conference call number: 657-204-3264, and entering the following Conference ID: 127 564 08#. Please be advised that pursuant to the Executive Order, and to ensure the health and safety of the public, Council Chambers will not be open for the meeting, and all public participation must occur by telephone at the number set forth above. Pursuant to the Executive Order, and in compliance with the Americans with Disabilities Act, if you need special assistance to participate in the Planning Commission meeting (including assisted listening devices), please contact the City Clerk's Office at (626) 333-2211 by 2:00 p.m. on Monday, July 6, 2020, to ensure that reasonable arrangements can be made to provide accessibility to the meeting.**

- **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 matter listed on the Agenda.

- **Public Comments (Non-Agenda Items Only):** 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.

Agendas and other writings:

- *In compliance with Government Code Section 54957.5(b), 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 of the City Council during regular business hours, Monday through Thursday, 8:00 a.m. to 5:00 p.m., Fridays 8:00 a.m. to 4:00 p.m. Any person with a question concerning any agenda item may call the City Clerk's Office at (626) 333-2211*

1. Call to Order

2. Flag Salute

3. Roll Call

4. Public Comments

5. **CONSENT CALENDAR**

All matters listed under the Consent Calendar are considered to be routine and will be enacted by one vote. There will be no separate discussion of these items unless members of the Planning Commission, the public, or staff request specific items be removed from the Consent Calendar for separate action.

5.1 Consideration of the minutes of the March 10, 2020 regular meeting

RECOMMENDED ACTION: Approve as submitted.

6. **ACTION ITEMS**

6.1 **Consideration of Resolution No. PC 2020-03 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, MAKING CERTAIN FINDINGS CONCERNING ACCEPTANCE OF AN EASEMENT FROM THE COUNTY OF LOS ANGELES FLOOD CONTROL DISTRICT WITH RESPECT TO THE CONSISTENCY OF PROPOSED EASEMENT WITH THE CITY OF INDUSTRY'S GENERAL PLAN, PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 65402**

RECOMMENDED ACTION: Adopt Resolution No. PC 2020-03.

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

8. **ORAL COMMENTS FROM STAFF**

9. Adjournment. Next regular meeting will be held on Tuesday, August 11, 2020 at 11:30 a.m.

PLANNING COMMISSION

ITEM NO. 5.1

PLANNING COMMISSION REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
MARCH 10, 2020
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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 Chairman Michael Greubel at 11:30 a.m. in the City of Industry Council Chamber, 15651 East Stafford Street, California.

FLAG SALUTE

The flag salute was led by Chairman Greubel.

ROLL CALL

PRESENT: Michael Greubel, Chairman
Andria Welch, Vice Chair
Sandra Divers, Commissioner
Hilda Rodriguez, Commissioner
Becky Simon, Commissioner

STAFF PRESENT: Troy Helling, City Manager; Bing Hyun, Assistant City Manager; Bianca Sparks, City Attorney; Julie Robles, City Clerk; and Lynn Thompson, Administrative Technician II.

PUBLIC COMMENTS

There were none.

CONSENT CALENDAR

**5.1 CONSIDERATION OF THE MINUTES OF THE FEBRUARY 11, 2020
REGULAR MEETING**

RECOMMENDED ACTION: *Approve as submitted.*

MOTION BY VICE CHAIR WELCH, AND SECOND BY COMMISSIONER SIMON TO APPROVE AS SUBMITTED. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

PLANNING COMMISSION REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
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AYES: COMMISSIONER: DIVERS, RODRIGUEZ, SIMON, VC/WELCH
C/GREUBEL
NOES: COMMISSIONER: NONE
ABSENT: COMMISSIONER: NONE
ABSTAIN: COMMISSIONER: NONE

PUBLIC HEARING ITEMS

6.1 PUBLIC HEARING FOR CONSIDERATION OF AN AMENDMENT TO CONDITIONAL USE PERMIT NO. 09-08 PERMITTING AN EXISTING FAMILY ENTERTAINMENT CENTER WITH A RESTAURANT, INCLUDING THE SALE OF ALCOHOLIC BEVERAGES, LOCATED AT 1600 SOUTH AZUSA AVENUE, UNIT 285, TO EXPAND INTO AND OPERATE OUT OF, THE ADJACENT UNIT 287

CONSIDERATION OF RESOLUTION NO. PC 2020-02 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, APPROVING AN AMENDMENT TO CONDITIONAL USE PERMIT NO. 09-08, PERMITTING AN EXISTING FAMILY ENTERTAINMENT CENTER WITH A RESTAURANT, INCLUDING THE SALE OF ALCOHOLIC BEVERAGES, LOCATED AT 1600 SOUTH AZUSA AVENUE, UNIT 285, TO EXPAND INTO AND OPERATE OUT OF THE ADJACENT UNIT 287, ADOPTING A NOTICE OF EXEMPTION REGARDING SAME, AND MAKING FINDINGS IN SUPPORT THEREOF

RECOMMENDED ACTION: Adopt Resolution No. PC 2020-02.

Contract Planning Technician Eduardo Manriquez, provided a staff report and was available to answer any questions.

City Attorney Bianca Sparks, mentioned for the public hearing record, that the applicant has submitted a hand-out providing additional information and that each member of the Commission have received a copy.

MOTION BY COMMISSIONER SIMON, AND SECOND BY COMMISSIONER DIVERS TO ADOPT RESOLUTION NO. PC 2020-02. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

PLANNING COMMISSION REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
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AYES: COMMISSIONER: DIVERS, RODRIGUEZ, SIMON, VCWELCH
C/GREUBEL
NOES: COMMISSIONER: NONE
ABSENT: COMMISSIONER: NONE
ABSTAIN: COMMISSIONER: NONE

Chairman Greubel opened the public hearing at 11:32 a.m.

Chairman Greubel inquired if anyone wanted to be heard on the matter.

There were no public comments.

Chairman Greubel closed the public hearing at 11:36 a.m.

7. ORAL COMMENTS FROM THE PLANNING COMMISSION

There were none.

8. ORAL COMMENTS FROM STAFF

There were none.

ADJOURNMENT

There being no further business, the Planning Commission adjourned at 11:37 a.m.

MICHAEL GREUBEL
CHAIRMAN

JULIE ROBLES
SECRETARY

PLANNING COMMISSION

ITEM NO. 6.1



CITY OF INDUSTRY

MEMORANDUM

TO: Chairman Greubel and Members of the Planning Commission

FROM: Troy Helling, City Manager *TH*

STAFF: Joshua Nelson, Director of Public Works/City Engineer *JN*

DATE: July 7, 2020

SUBJECT: A Resolution of The Planning Commission of the City of Industry, California, Making Certain Findings Concerning Accepting an Easement from the County of Los Angeles Flood Control District with Respect to the Consistency of the Proposed Easement with the City of Industry's General Plan, Pursuant to California Government Code Section 65402

Background:

The San Gabriel Valley Council of Governments ("SGVCOG") is in the final design phase of the Turnbull Canyon Grade Separation Project ("Project"). During the acquisition phase of the Project, SGVCOG moved to acquire the necessary right of way for the project. It was discovered that a portion of the right of way on Turnbull Canyon over the San Jose Creek was never granted to the City from the County of Los Angeles Flood Control District ("County") that was part of an old co-operative project back in the 1990's. The easements technically should have been acquired at that time. Today, however, these easements are necessary to complete the acquisition phase for the Project prior to any construction work. The easement covers approximately 2,980 square feet of land across three San Jose Creek parcels.

Discussion:

In order for the City to acquire property for a public purpose, the Commission must find that the acquisition of the property complies with the City's General Plan ("GP"), per Government Code Section 65402. Specifically, the GP Circulation Element: Goal C1-3 states- "[m]aintain and rehabilitate the circulation system as necessary and as funding is available with a focus on identifying and improving roadways and intersections that are approaching or have reached unacceptable levels of service". The easement from the County along Turnbull Canyon Road is consistent with the General Plan because the easement serves to rehabilitate the circulation system and improve the roadway, as the area of the easement is designated as a "Secondary Highway" roadway type (Figures 5 and 6 of the General Plan) and the acceptance of the easement will not alter the roadway capacity as a Secondary Highway. Because the easement complies with the

City's General Plan, and the acquisition of the easement is necessary to move forward with the Project, Staff is recommending that the Planning Commission, adopt the conformity resolution.

Fiscal Impact:

There is no fiscal impact with the adoption of this resolution.

Recommendation:

Staff recommends the Planning Commission find that acceptance of this easement is consistent with the City's General Plan pursuant to California Government Code Section 65402 and adopt Resolution No. PC 2020-03.

Exhibit:

- A. Resolution No. PC 2020-03

TH/JN:as

EXHIBIT A

Resolution No. PC 2020-03

[Attached]

RESOLUTION NO. PC 2020-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, MAKING CERTAIN FINDINGS CONCERNING ACCEPTANCE OF AN EASEMENT FROM THE COUNTY OF LOS ANGELES FLOOD CONTROL DISTRICT WITH RESPECT TO THE CONSISTENCY OF PROPOSED EASEMENT WITH THE CITY OF INDUSTRY'S GENERAL PLAN, PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 65402

WHEREAS, the City desires to accept an easement for a portion of right-of-way dedicated for road purposes located along the north and south side of Turnbull Canyon Road, overpassing the San Jose Creek in the City of Industry (the "Property"); and

WHEREAS, the Property is right-of-way that is needed for the Turnbull Canyon Road Grade Separation project; and

WHEREAS, the Property is legally described in Exhibit "A" and depicted on the map in Exhibit "B", both of which are attached hereto and incorporated herein by this reference; and

WHEREAS, prior to accepting the Property, Government Code § 65402(a) requires that the Planning Commission find that the acceptance conforms to the City's General Plan; and

WHEREAS, the Planning Commission has reviewed the proposed easement and finds that it conforms to the City's General Plan because Goal C1-3 of the Circulation Element states that the City should "[m]aintain and rehabilitate the circulation system as necessary and as funding is available with a focus on identifying and improving roadways and intersections that are approaching or have reached unacceptable levels of service". The easement from the County along Turnbull Canyon Road is consistent with the General Plan because the easement serves to rehabilitate the circulation system and improve the roadway, as the area of the easement is designated as a "Secondary Highway" roadway type (Figures 5 and 6 of the General Plan) and the acceptance of the easement will not alter the roadway capacity as a Secondary Highway; and

WHEREAS, at a regular meeting on July 7, 2020, the Planning Commission adopted Resolution No. PC 2020-03 finding that the easement is consistent with the City's General Plan pursuant to Government Code section 65402, subdivision (a).

NOW THEREFORE, THE PLANNING COMMISSION OF THE CITY OF INDUSTRY DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1: The Planning Commission finds that all of the facts, findings and conclusions set forth above are true and correct, and are incorporated herein by reference.

SECTION 2: In accordance with, and pursuant to the requirements of California Government Code §65402(a), the Planning Commission hereby finds that the proposed acceptance of the Property conforms to the City’s General because Goal C1-3 of the Circulation Element states that the City should “[m]aintain and rehabilitate the circulation system as necessary and as funding is available with a focus on identifying and improving roadways and intersections that are approaching or have reached unacceptable levels of service”. The easement from the County along Turnbull Canyon Road is consistent with the General Plan because the easement serves to rehabilitate the circulation system and improve the roadway, as the area of the easement is designated as a “Secondary Highway” roadway type (Figures 5 and 6 of the General Plan) and the acceptance of the easement will not alter the roadway capacity as a Secondary Highway

SECTION 3: The provisions of this Resolution are severable and if any provision, clause, sentence, word or part thereof is held illegal, invalid, unconstitutional, or inapplicable to any person or circumstances, such illegality, invalidity, unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, sections, words or parts thereof of the Resolution or their applicability to other persons or circumstances.

SECTION 4: The Planning Commission hereby directs the Secretary of the Planning Commission to transmit a full, true and correct copy to the City Clerk.

SECTION 5: That the Secretary of the Planning Commission shall certify to the adoption of this Resolution and that the same shall be in full force and effect.

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Industry at a regular meeting held on July 7, 2020 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Michael Greubel
Chairman

ATTEST:

Julie Gutierrez-Robles
Secretary

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF INDUSTRY)

**PLANNING COMMISSION
SECRETARY'S CERTIFICATION
RE: ADOPTION OF PLANNING
COMMISSION RESOLUTION**

I, Julie Gutierrez-Robles, Secretary of the City of Industry Planning Commission, do HEREBY CERTIFY that the foregoing Resolution No. PC 2020-03 was duly passed and adopted at a regular meeting of the Planning Commission of the City of Industry held on the 7th day of July 2020, by the following vote, to wit:

AYES:	COMMISSIONERS:	_____
NOES:	COMMISSIONERS:	_____
ABSENT:	COMMISSIONERS:	_____
ABSTAIN:	COMMISSIONERS:	_____

Julie Gutierrez-Robles, Secretary
Planning Commission
City of Industry, California

(SEAL)