
PLANNING COMMISSION REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
MAY 11, 2021
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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 Cortez at 11:30 a.m., telephonically using Conference Call Number, 657-204-3264, Conference ID: 364 330 269#.

FLAG SALUTE

The flag salute was led by Chairman Cortez.

ROLL CALL

PRESENT: Jacob Cortez, Chairman
Andria Welch, Vice Chair
Sandra Divers, Commissioner
Manuel Perez, Commissioner, joined meeting at 11:35 a.m.

ABSENT: Roy Haber, Commissioner

STAFF PRESENT: Bing Hyun, Assistant City Manager; Josh Nelson, Director of Public Works/City Engineer/Assistant City Manager; Bianca Sparks, City Attorney; and Julie Robles, Secretary.

PUBLIC COMMENTS

There were none.

CONSENT CALENDAR

5.1 CONSIDERATION OF THE MINUTES OF THE SEPTEMBER 29, 2020 SPECIAL MEETING

RECOMMENDED ACTION:

Approve as submitted.

MOTION BY VICE CHAIR WELCH, AND SECOND BY COMMISSIONER DIVERS TO APPROVE AS SUBMITTED. MOTION CARRIED 3-0, BY THE FOLLOWING VOTE:

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AYES: COMMISSIONER: DIVERS, VC/WELCH, C/CORTEZ
NOES: COMMISSIONER: NONE
ABSENT: COMMISSIONER: HABER, PEREZ
ABSTAIN: COMMISSIONER: NONE

Commissioner Perez joined the meeting at 11:35 a.m.

PUBLIC HEARING ITEMS

6.1 PUBLIC HEARING FOR INITIAL STUDY/MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM, CONDITIONAL USE PERMIT NO. 19-7, AND DEVELOPMENT PLAN 19-11 FOR THE PROPOSED CONSTRUCTION AND OPERATION OF A NEW GASOLINE SERVICE STATION WITH EIGHT (8) FUEL DISPENSERS THAT WILL ACCOMMODATE SIXTEEN (16) FUEL PUMPS, WITH A 5,699 SQUARE-FOOT CANOPY, AND A 403.43 SQUARE-FOOT CONVENIENCE STORE LOCATED AT 17150 GALE AVENUE.

a. CONSIDERATION OF RESOLUTION NO. PC 2021-01 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR DEVELOPMENT PLAN NO. 19-11, AND CONDITIONAL USE PERMIT NO. 19-7, TO ALLOW THE CONSTRUCTION AND OPERATION OF A NEW GASOLINE SERVICE STATION LOCATED 17150 GALE AVENUE, CITY OF INDUSTRY, CALIFORNIA, WITHIN THE COMMERCIAL ZONE

RECOMMENDED ACTION: Adopt Resolution No. PC 2021-01.

Consultant Assistant Planner II, Nathalie Vasquez provided a staff report for items 6.1a, 6.1b, and 6.1c, and was available to answer any questions.

John DeGunya, PE Project Manager with CEI Engineering stated that he is in support of this project and has been working with the City of Industry staff for the past year and a half and is happy to see it reach this point of approval with the Council.

Nathaniel Behura, Consultant from Transportation and Energy Solutions explained the calculations used regarding the estimated traffic graph on page 81, of the Initial Study/Mitigated Negative Declaration.

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Commissioner Perez questioned the last sentence on page 79, of the MND stating that a U-turn at Gale Avenue and Azusa Avenue is not permitted.

Frank Coyle, Director of Planning with CASC Engineering & Consulting, spoke regarding the last sentence on page 79 needing a correction and said he would modify the verbiage on the MND, along with effected verbiage on page 5, by changing the sentence that reads "U turn at Gale Ave and Azusa Ave" and forward a revised version.

MOTION BY COMMISSIONER PEREZ, AND SECOND BY CHAIRMAN CORTEZ TO ADOPT RESOLUTION NO. PC 2021-01 WITH REVISED VERBIAGE TO THE MND. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

AYES:	COMMISSIONER:	DIVERS, PEREZ, VC/WELCH, C/CORTEZ
NOES:	COMMISSIONER:	NONE
ABSENT:	COMMISSIONER:	HABER
ABSTAIN:	COMMISSIONER:	NONE

b. CONSIDERATION OF RESOLUTION NO. PC 2021-02 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, RECOMENDING THAT THE CITY COUNCIL APPROVE CONDITIONAL USE PERMIT NO. 19-7, FOR THE CONSTRUCTION AND OPERATION OF A NEW GASOLINE SERVICE STATION LOCATED AT 17150 GALE AVENUE, CITY OF INDUSTRY, CALIFORNIA

RECOMMENDED ACTION: *Adopt Resolution No. PC 2021-02.*

Commissioner Perez requested two amendments be added to the Standard Requirements and Conditions regarding this Resolution.

On page 3, under Code Requirements and Standards, he asked that the verbiage state "trash and litter" be added to Item 4.

Add item 16. to read; "The Applicant is required to submit signage plans to be approved by the Planning Department and is in compliance with the sign standards set forth in the City's Code.

MOTION BY COMMISSIONER PEREZ, AND SECOND BY COMMISSIONER DIVERS TO ADOPT RESOLUTION NO. PC 2021-02 TO INCLUDE THE TWO AMENDMENTS. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

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AYES: COMMISSIONER: DIVERS, PEREZ, VC/WELCH, C/CORTEZ
NOES: COMMISSIONER: NONE
ABSENT: COMMISSIONER: HABER
ABSTAIN: COMMISSIONER: NONE

c. CONSIDERATION OF RESOLUTION NO. PC 2021-03 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE CONDITIONAL USE PERMIT NO. 19-7, FOR THE OPERATION OF A NEW GASOLINE SERVICE STATION LOCATED AT 17150 GALE AVENUE, CITY OF INDUSTRY, CALIFORNIA

RECOMMENDED ACTION: Adopt Resolution No. PC 2021-03.

MOTION BY VICE CHAIR WELCH AND SECOND BY CHAIRMAN CORTEZ TO ADOPT RESOLUTION NO. PC 2021-03. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

AYES: COMMISSIONER: DIVERS, PEREZ, VC/WELCH, C/CORTEZ
NOES: COMMISSIONER: NONE
ABSENT: COMMISSIONER: HABER
ABSTAIN: COMMISSIONER: NONE

Chairman Cortez opened the public hearing at 11:39 a.m.

Chairman Cortez inquired if anyone wanted to be heard on the matter. Hearing none, Chairman Cortez closed the public hearing at 11:40 a.m.

Commissioner Perez then asked to speak on items 6.1a and 6.1b. Chairman Cortez re-opened the public hearing at 11:40 a.m.

Chairman Cortez closed the public hearing at 11:48 a.m.

ORAL COMMENTS FROM THE PLANNING COMMISSION

Commissioner Perez extended his thanks to the Mayor and the City Council for his appointment to the Board and is looking forward to working with his colleagues in implementing a cohesive vision and helping the City of Industry be a better place.


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ORAL COMMENTS FROM STAFF

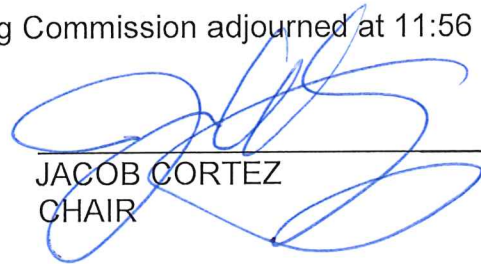
There were none.

ADJOURNMENT

There being no further business, the Planning Commission adjourned at 11:56 a.m.



JULIE ROBLES
SECRETARY



JACOB CORTEZ
CHAIR