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# PLANNING COMMISSION

## CITY OF INDUSTRY

REGULAR MEETING AGENDA  
FEBRUARY 8, 2022  
11:30 A.M.



CHAIR JACOB CORTEZ  
VICE CHAIR ANDRIA WELCH  
COMMISSIONER RHONDA CONTRERAS  
COMMISSIONER SANDRA DIVERS  
COMMISSIONER ROY HABER

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*Location: City Council Chamber, 15651 Mayor Dave Way, City of Industry, California*

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**Addressing the Commission:**

### **NOTICE OF TELEPHONIC MEETING:**

- **Pursuant to AB 361 (Government Code Section 54953(e), this meeting will be held in person and telephonically. Members of the public can attend the hybrid meeting and offer public comments either in person or telephonically, by calling the following conference call number: 657-204-3264, then entering the following Conference ID: 679 233 554#. In accordance with Section 4 of the County of Los Angeles Department of Public Health, Order of the Health Officer, dated July 30, 2021, and the State of California Health Officer Order dated January 5, 2022, all individuals who attend the meeting in person must wear a mask. Pursuant to the Governor's Executive Order, and in compliance with the Americans with Disabilities Act, if you need special assistance to participate in the Civic-Recreational-Industrial Authority meeting (including assisted listening devices), please contact the City Clerk's Office at (626) 333-2211 by 3:00 p.m. on Monday, February 7, 2022, 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 Mayor Dave Way, 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 pm. City Hall doors are closed between 12:00 p.m. to 1:00 p.m. each day. 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 request specific items be removed from the Consent Calendar for separate action.

- 5.1 Consideration of Resolution No. PC 2022-07 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, CONTINUING THE AUTHORIZATION OF REMOTE TELECONFERENCE MEETINGS PURSUANT TO AB 361

*RECOMMENDED ACTION:* *Adopt Resolution No. PC 2022-07, authorizing the continuance of remote teleconferencing meetings pursuant to AB 36.*

6. **PUBLIC HEARING ITEMS**

- 6.1 Consideration of a Resolution approving Tentative Parcel Map No. 354, to subdivide an existing 147,952 square-foot parcel into two parcels, for the Property located at 17638 Castleton Street, City of Industry, California, and adopt a Notice of Exemption Regarding Same

- a. Consideration of Resolution No. PC 2022-06 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, APPROVING TENTATIVE PARCEL MAP NO. 354, TO SUBDIVIDE AN EXISTING 147,952 SQUARE-FOOT PARCEL INTO TWO PARCELS, FOR THE PROPERTY LOCATED AT 17638 CASTLETON STREET, CITY OF INDUSTRY, CALIFORNIA, AND ADOPTING A NOTICE OF EXEMPTION REGARDING SAME

*RECOMMENDED ACTION:* *Adopt Resolution No. PC 2022-06.*

7. **CITY MANAGER REPORTS**

8. **AB 1234 REPORTS**

9. **COMMISSIONER COMMUNICATIONS**

10. Adjournment. Next regular meeting will be held on Tuesday, March 8, 2022, at 11:30 a.m.

*PLANNING COMMISSION*

ITEM NO. 5.1

## RESOLUTION NO. PC 2022-07

### A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, CONTINUING THE AUTHORIZATION OF REMOTE TELECONFERENCE MEETINGS PURSUANT TO AB 361

#### RECITALS

**WHEREAS**, the Planning Commission is committed to preserving and encouraging public access and participation in meetings of its legislative bodies; and

**WHEREAS**, all meetings of the Planning Commission are open and public, as required by the Ralph M. Brown Act (Gov. Code §§54950 – 54963) (“Brown Act”), so that any member of the public may attend, participate, and observe the legislative bodies conduct their business; and

**WHEREAS**, in March 2020 as a response to the ongoing COVID-19 pandemic, Governor Newsom issued Executive Orders N-25-20 and N-29-20. These orders suspended certain elements of the Brown Act and specifically allowed for legislative bodies as defined by the Brown Act to hold their meetings entirely electronically with no physical meeting place. On June 11, 2021, Governor Newsom issued Executive Order N-08-21, which provided that the provisions in Executive Order N-29-20 suspending certain elements of the Brown Act would continue to apply through September 30, 2021; and

**WHEREAS**, on September 16, 2021 Governor Newsom signed AB 361, which added subsection (e) to Government Code §54953 of the Brown Act, and makes provisions for remote teleconferencing participation in meetings by members of a legislative body, without compliance with the requirements of Government Code §54953(b)(3), subject to the existence of certain conditions; and

**WHEREAS**, one of the conditions required is that a state of emergency has been declared by the Governor pursuant to Government Code §8625, proclaiming the existence of conditions of disaster or of extreme peril to the safety of persons and property within the state caused by conditions as described in Government Code §8558; and

**WHEREAS**, it is further required that state or local officials have imposed or recommended measures to promote social distancing, or, the legislative body meeting in person would present imminent risks to the health and safety of attendees; and

**WHEREAS**, in March 2020, in response to the spread of COVID-19 in the State of California, the Governor proclaimed a State of Emergency pursuant to Government Code §8625, and issued a number of executive orders aimed at containing the COVID-19 virus, and the County of Los Angeles through various Orders of the Los Angeles County Health Officer, continues to impose or recommend measures to promote social distancing; and

**WHEREAS**, Los Angeles County officials have recommended and imposed measures to promote social distancing and requiring masks for all regardless of vaccination status in an effort to slow the continuously high levels of transmission of COVID-19 throughout the State and Los Angeles County; and

**WHEREAS**, the Centers for Disease Control and Prevention (“CDC”) continues to recommend physical distancing of at least 6 feet from others outside the household; and

**WHEREAS**, due to the rise in COVID-19 cases caused by the Omicron variant, the Planning Commission is concerned about the health and safety of all individuals of the public who attend public meetings; and

**WHEREAS**, as a consequence of the continued state of emergency, on January 11, 2022 the Planning Commission adopted Resolution No. PC 2022-01, finding and determining that the Planning Commission would conduct its meetings without compliance with Government Code §54953(b)(3), as authorized by Government Code §54953(e), and that the Planning Commission would continue to comply with the requirements to provide the public with access to all public meetings as prescribed in §54953(e)(2).

**WHEREAS**, pursuant to the provisions of AB 361, the Planning Commission hereby finds and determines that the findings set forth in Resolution No. PC 2022-01 remain, and that it is thereby necessary to continue to conduct its meetings without compliance with Government Code §54953(b)(3), as authorized by Government Code §54953(e).

**NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA DOES HEREBY FIND, DETERMINE AND RESOLVE AS FOLLOWS:**

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

**SECTION 2:** The Planning Commission hereby considers the existing conditions of the state of emergency, local officials in Los Angeles County have recommended or imposed measures to promote social distancing in connection with COVID-19. Based on these facts, findings, and determinations, the Planning Commission authorizes staff to conduct remote teleconference meetings of the Planning Commission, under the provisions of Government Code §54953(e).

**SECTION 3:** The City Manager is hereby authorized and directed to take all actions necessary to carry out the intent and purpose of this Resolution and AB 361, including continuing to conduct open and public meetings in accordance with the Brown Act.

**SECTION 4:** This Resolution shall take effect February 10, 2022, and shall be effective until the earlier of March 12, 2022, or such time as the Planning Commission

adopts a subsequent resolution in accordance with Government Code §54953(e)(3) to extend the time during which the Planning Commission may continue to meet by teleconference.

**PASSED, APPROVED AND ADOPTED** by the Planning Commission at a regular meeting held on February 8, 2022, by the following vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

ABSENT: COMMISSIONERS:

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Jacob Cortez, Chairperson

**ATTEST:**

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Julie Robles, Secretary

*PLANNING COMMISSION*

ITEM NO. 6.1





# CITY OF INDUSTRY

## MEMORANDUM

**TO:** Planning Commission

**FROM:** Joshua Nelson, City Manager *gm*

**STAFF:** Dina Lomeli, Consultant Associate Planner *DL*  
Nathalie Vazquez, Consultant Assistant Planner II *NV*

**DATE:** February 8, 2022

**SUBJECT:** Consideration of a Resolution approving Tentative Parcel Map No. 354, to subdivide an existing 147,952 square-foot parcel into two parcels, for the Property located at 17638 Castleton Street, City of Industry, California, and adopt a Notice of Exemption Regarding Same

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### Proposal:

James Campbell Company LLC ("Applicant") is requesting approval of Tentative Parcel Map No. 354 ("TPM No. 354") located at 17638 Castleton Street. TPM No. 354 is for the subdivision of an existing 147,952 square-foot developed parcel into two separate parcels, Parcel 1 is 56,600 square-feet, and Parcel 2 is 91,352 square-feet ("Project").

### Location and Surroundings:

As shown on the location map (Exhibit A), the Project site is located on an approximate 147,952 square-foot parcel located at 17638 Castleton Street, Assessor's Parcel No. 8265-044-034 ("Property"). The site is currently developed with a 21,064 square-foot commercial building currently occupied by UFC Gym. The Property is surrounded by commercial uses to the north across Castleton Street, directly south of the Property, to the east across Walnut Hall Road, and to the west across Hanover Road.

### Project Background

According to Los Angeles County Building and Safety records, the existing 21,064 square-foot commercial building was completed in September of 2004. On April 8, 2021, the City of Industry City Council approved Development Plan No. 20-6 (DP No. 20-6), for the construction of 6,386 square-foot self-service carwash on the Property. Construction of the car wash is still pending.

### Project Description:

As illustrated in the tentative parcel map (Exhibit B), the Applicant is proposing to subdivide the existing 147,952 square-foot parcel into two individual parcels. The proposed Parcel 1 totals 56,600 square-feet and will be occupied by a self-service carwash approved under DP 20-6. The proposed Parcel 2 totals 91,352 square-feet, and will be occupied by the 21,064 square-foot commercial building that is occupied by UFC Gym. No construction is proposed as part of this Project.

### **Staff Analysis:**

Staff has reviewed the proposed tentative parcel map and determined that the Project is consistent with the requirements found in Title 16 and Chapter 17.36 of the City's Code. Staff recommends that the Planning Commission, the approving body for tentative parcel maps, approve TPM No. 354 based on the following findings:

- The map is consistent with the General Plan and any applicable specific plans. The proposed subdivision is located in an area designated as Commercial in the General Plan, which allows for the development and operation of commercial uses when zoned appropriately. The proposed subdivision would allow for the continued operation of the existing commercial uses, consistent with the surrounding uses, and in accordance with the provisions of the General Plan. The Project site is not located within an adopted specific plan.
- Each parcel meets minimum lot size, minimum frontage, and access and drainage requirements, therefore the design of the proposed subdivision is consistent with the General Plan because the zoning code which implements the goals and policies found in the City's General Plan does not have minimum lot size or minimum frontage size for Commercial zoned properties. The Applicant will comply with the City's access requirements for Commercial zoned properties found under Section 17.36.060 of the Code. Also, the Applicant is complying with all drainage requirements found under Section 16.10.040 by providing drainage and grading plans to the City's Engineering department that show there will be no drainage to any adjacent properties and permits will need to be obtained and finalized prior to recordation of TPM No. 354.
- The site is physically suitable for the existing uses and development. The Project site is fully developed, is flat, was previously graded, and there are no known physical or environmental hazards.
- The site is physically suitable for the proposed density of development. Although no new development is proposed, the existing development complies with the City's Code with respect to the City's lot coverage and Floor Area Ratio ("FAR") requirements for each parcel. Per the City's Code and General Plan, the FAR for a land use designation of Commercial is 0.5, and under Section 17.12.050.A of the City's Code, the maximum lot coverage for Commercial zone properties is fifty percent. Parcel 1 and Parcel 2 are meeting these requirements by providing a FAR that is less than 0.5 and having a lot coverage of less than 50 percent.
- The design of the subdivision will not cause substantial environmental damage or substantially and unavoidably injure fish, wildlife or their habitat. Both of the proposed parcels are currently developed with commercial uses, and no new development is proposed. Therefore the proposed subdivision will not cause environmental damage or substantial or unavoidable injury to fish, wildlife, or their habitat.
- The design of the subdivision will not cause serious public health problems. The proposed subdivision complies with development standards, complies with access and circulation requirements, does not alter emergency response, is not located in flood zones, near active earthquake faults, will not be used to store or produce hazardous materials, and will comply with applicable building and fire codes.
- The design of the subdivision will not conflict with easements, acquired by the public at large, for access through or use of, property within the subdivision. All easements are identified on tentative parcel map and the proposed subdivision will not conflict with, be located on, or alter the easements.

- Pursuant to Government Code Section 66474.6, the discharge of the waste from the proposed subdivision into the existing sewer system will not result in violation of existing requirements by the Los Angeles County Regional Water Quality Control Board because there is no new development proposed on the site and the existing development will remain, any future development on the subdivided parcels will have to comply with all Regional Water Quality Control Board requirements.
- The subdivision is consistent with Section 66412.3 of the Subdivision Map Act regarding the City's share of the regional housing need and that it balances the housing needs of the region against the public service needs of the City's residents and available fiscal and environmental resources, because the subdivision is located in the City's Commercial Zone, and is therefore only suitable for commercial development, and no residential development is permitted.

**Environmental Analysis:**

An environmental assessment form was submitted by the Applicant pursuant to the City's requirements for TPM No. 354. Based on the information received and Staff's review and assessment, the Project was determined to not have any significant impacts on the environment and is categorically exempt from the California Environmental Quality Act ("CEQA"), pursuant to Section 15315 of the CEQA guidelines. This Class 15 exemption allows for the division of property in urbanized areas zoned for commercial use into four or fewer parcels. The division of the property is in conformance with the General Plan and the City's zoning requirements, no variances or exceptions are required as part of this Project, the property is currently a fully developed commercial property with all necessary services, the property is currently accessible from Hanover Road, Castleton Street and Walnut Hall Road, was not divided within the last two years, and does not contain an average slope greater than 20 percent.

**Fiscal Impact:**

The proposed TPM will have a positive fiscal impact to the City.

**Recommendation:**

Based on the analysis provided in this Staff Report, Staff recommends that the Planning Commission adopt Resolution No. PC 2022-06 (Exhibit E) approving TPM No. 354, as conditioned, and adopt the notice of exemption regarding same.

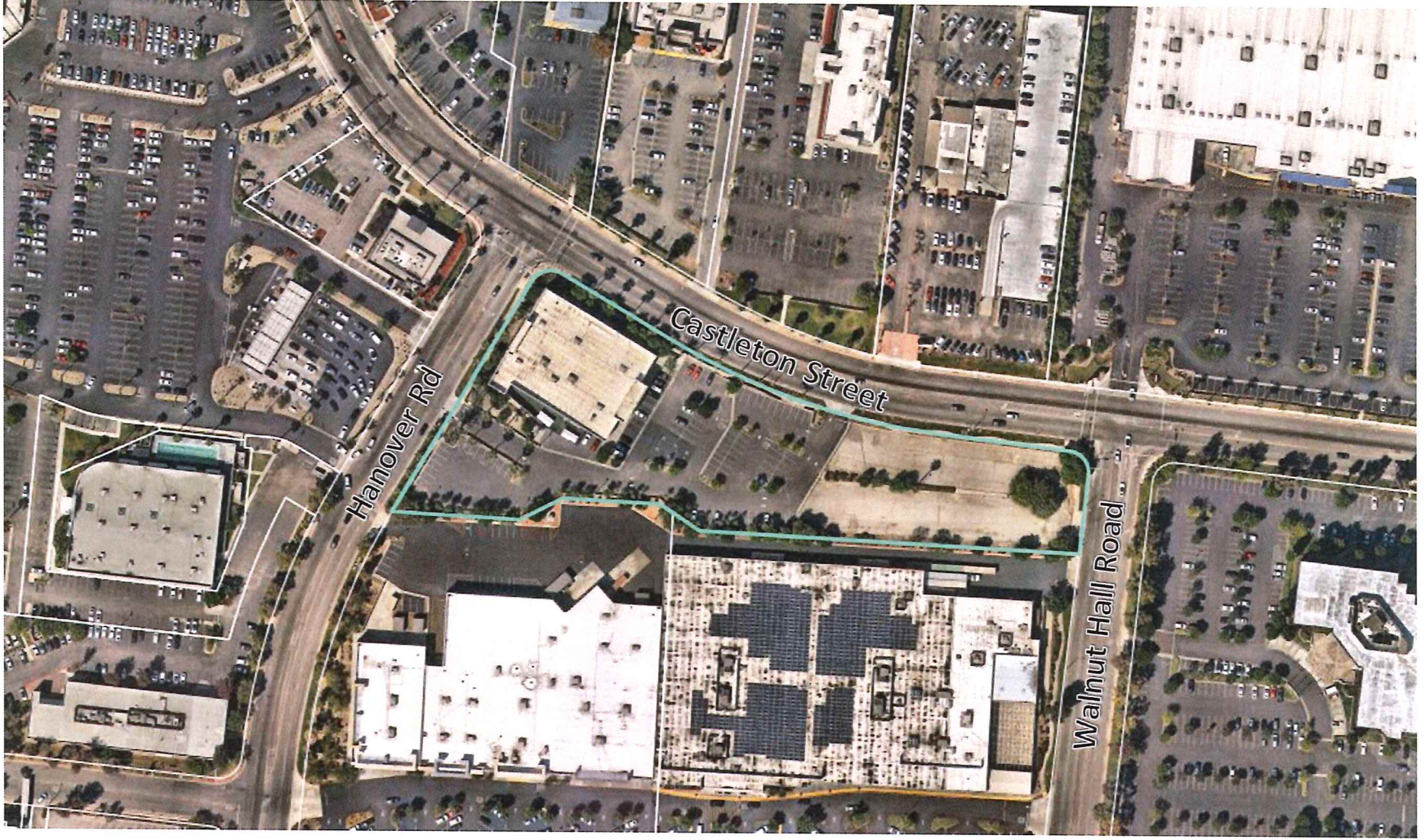
**Exhibits:**

- A. Location Map – TPM No. 354
- B. Tentative Parcel Map 354 – TPM No. 354
- C. Public Hearing Notice – TPM No. 354
- D. Notice of Exemption – TPM No. 354
- E. Resolution No. PC 2022-06 Approving Tentative Parcel Map No. 354 as conditioned
- F. Presentation

**EXHIBIT A**

Location Map – TPM No. 354

**[Attached]**



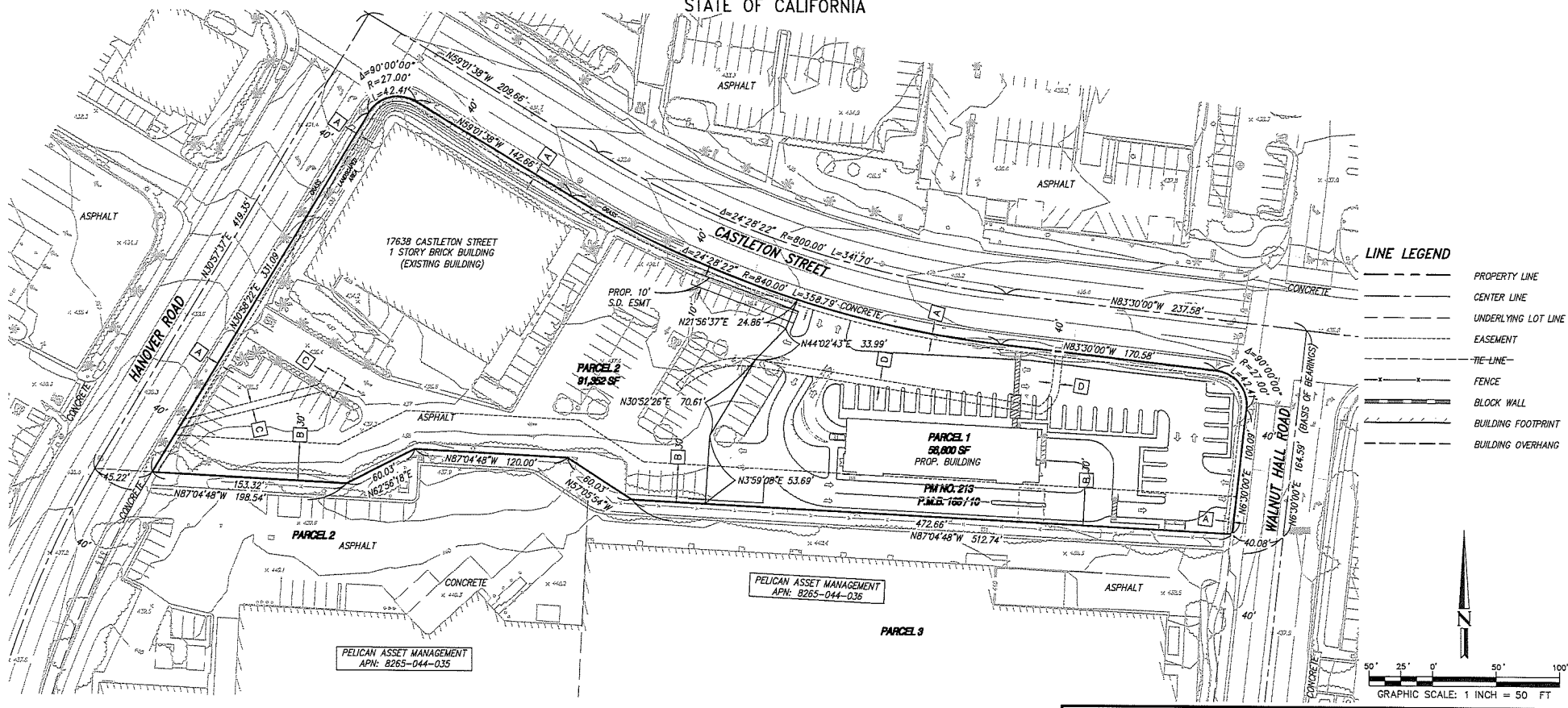
**EXHIBIT B**

Tentative Parcel Map No. 352

**[Attachment]**

# TENTATIVE PARCEL MAP NO. 354

IN THE CITY OF INDUSTRY, COUNTY OF LOS ANGELES,  
STATE OF CALIFORNIA



**PARCEL AREAS**

PARCEL 1	56,600 SF
PARCEL 2	91,352 SF
TOTAL	147,952 SF

**UTILITY PURVEYORS**

- SCE:**  
800 W. CIENEGA AVE  
SAN DIMAS, CA 91773
- SOCAL GAS:**  
920 S. STIMSON AVE  
CITY OF INDUSTRY, CA 91745
- FRONTIER:**  
1400 E. PHILLIPS BOULEVARD  
POMONA, CA 91766
- CHARTER COMMUNICATIONS:**  
13253 SALT LAKE AVE  
CITY OF INDUSTRY, CA 91745
- SEWER:**  
CITY OF INDUSTRY  
15625 EAST STAFFORD STREET  
CITY OF INDUSTRY, CA 91744  
PHONE: (626) 333-2211
- WATER:**  
ROWLAND WATER DISTRICT  
3021 FULLERTON RD.  
ROWLAND HEIGHTS, CA 91748  
(562) 697-1726

**TENTATIVE PARCEL MAP 354**  
**17638 E. CASTLETON STREET**  
**CITY OF INDUSTRY, CALIFORNIA**

**SITE PLAN AND TOPOGRAPHIC INFORMATION**

NO.: REVISION:	DATE:	ISSUE:	PRELIMINARY
1 -	-	DATE:	2/08/2019
		CHECKED: PRA	DRAWN: SV
		DRAWING FILE: 187581pm01	
		PROJECT NO.: 18-758	
		SHEET NUMBER:	
		2	
		OF 2 SHEET	
		SCALE: 1" = 50'	

**DORC Engineering, Inc.**  
Civil Engineering/Land Surveying/Land Planning

150 S. Old Springs Road, Ste. 210  
Anaheim Hills, California 92805  
(714) 685-8880

LA 1870101 (18-258) Corrected City of Industry (PM) (18-258)pm01.dwg, Aug 11, 2019 - 11:58am

**EXHIBIT C**

Public Hearing Notice – TPM No. 354

**[Attachment]**





# CITY OF INDUSTRY

## **NOTICE OF PUBLIC HEARING –TENTATIVE PARCEL MAP 354**

On January 28, 2022, notice has been given that the Planning Commission of the City of Industry will hold a public hearing to consider an application from James Campbell Company LLC for approval of Tentative Parcel Map 354 to subdivide an existing 147,952 square-foot developed parcel into two separate parcels. The proposed Parcel 1 is approximately 56,600 square-feet, and the proposed Parcel 2 is approximately 91,352 square-feet.

**Project Location:** The site is located at 17638 Castleton Street, Assessor's Parcel No. 8265-044-034.

**Project Description:** TPM 354 is proposing to subdivide the existing 147,952 square-foot parcel into two individual parcels. The proposed Parcel 1 totals 56,600 square-feet and will be occupied by a 6,386 square-foot self-service carwash. The proposed Parcel 2 totals 91,352 square-feet and will be occupied by the 21,064 square-foot commercial building that is occupied by UFC Gym. No construction is proposed as part of this Project.

A copy of all relevant material, including the application, is on file in the City Administrative Offices, 15625 Mayor Dave Way, City of Industry, California 91744 or via the City of Industry's website at [www.cityofindustry.org](http://www.cityofindustry.org). Please contact Nathalie Vazquez, Consultant Assistant Planner II, at 626-333-2211 extension 107 or by email at [nvazquez@cityofindustry.org](mailto:nvazquez@cityofindustry.org) if you have questions.

The time, date and place of such hearing shall be as follows:

Time: 11:30 a.m.

Date: February 8, 2022

Place: City Council Chamber  
15651 Mayor Dave Way  
City of Industry, CA 91744

**Telephonically and online**

Contact City of Industry City Hall to confirm date, time, and how to access the meeting online or telephonically. Please check the City's website: [www.cityofindustry.org](http://www.cityofindustry.org).

Any person wishing to be heard regarding this matter may appear at the above time, date and place. Written comments may be sent via U.S. Mail or by hand delivery to the City of Industry, at 15625 Mayor Dave Way, City of Industry, CA 91744 or via email to the email address listed above. All comments must be received at, or prior to, the date and time of the hearing listed above.

If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission of the City of Industry at, or prior to, the public hearing.

  
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Bing Hyun, Assistant City Manager

**EXHIBIT D**

Notice of Exemption – TPM No. 354

**[Attachment]**

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044
County Clerk
County of: Los Angeles
12400 East Imperial Highway #2001
Norwalk, CA 90650

From: (Public Agency): City of Industry
15625 Mayor Dave Way
City of Industry, CA 91744
(Address)

Project Title: TPM 354

Project Applicant: James Campbell Company LLC

Project Location - Specific:

17638 Castleton Street

Project Location - City: City of Industry Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

The Applicant is proposing to subdivide the existing 147,952 square-foot parcel into two individual parcels. The proposed Parcel 1 totals 56,600 square-feet and will be occupied by a self-service carwash approved under DP 20-6. The proposed Parcel 2 totals 91,352 square-feet, and will be occupied by the 21,064 square-foot commercial building that is occupied by UFC Gym. No construction is proposed as part of this Project.

Name of Public Agency Approving Project: City of Industry

Name of Person or Agency Carrying Out Project: City of Industry Planning Department

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
Declared Emergency (Sec. 21080(b)(3); 15269(a));
Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
Categorical Exemption. State type and section number: 15315
Statutory Exemptions. State code number:

Reasons why project is exempt:

An Environmental Assessment form was submitted by the Applicant pursuant to the City's requirements. Based on the information received and Staff's review and assessment, the Project was determined to not have any significant impacts on the environment and is categorically exempt from the California Environmental Quality Act ("CEQA"), pursuant to Section 15315 of the CEQA Guidelines. This Class 15 exemption allows for the division of property in urbanized areas zoned for commercial use into four or fewer parcels. The division of the property is in conformance with the General Plan and the City's zoning requirements, no variances or exceptions are required as part of this Project, the Property is currently a fully developed commercial property with all necessary services, the Property is currently accessible from Hanover Road, Castleton Street and Walnut Hall Road, was not divided within the last two years, and does not contain an average slope greater than 20 percent

Lead Agency
Contact Person: Nathalie Vazquez Area Code/Telephone/Extension: 626-333-2211

If filed by applicant:

- 1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: Date: 02/08/2022 Title: Contract Assistant Planner II

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code. Date Received for filing at OPR:
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.



**EXHIBIT E**

Resolution PC No. 2022-06

**[Attachment]**

## RESOLUTION NO. PC 2022-06

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, APPROVING TENTATIVE PARCEL MAP NO. 354, TO SUBDIVIDE AN EXISTING 147,952 SQUARE-FOOT PARCEL INTO TWO PARCELS, FOR THE PROPERTY LOCATED AT 17638 CASTLETON STREET, CITY OF INDUSTRY, CALIFORNIA, AND ADOPTING A NOTICE OF EXEMPTION REGARDING SAME**

### RECITALS

**WHEREAS**, on December 17, 2021, James Campbell Company LLC (the "Applicant") filed an application for approval of Tentative Parcel Map ("TPM") No. 354 described herein ("Application"); and

**WHEREAS**, the Application applies to an existing parcel that is approximately 147,952 square-feet, and is currently developed with two commercial structures, an approximate 21,064 square-foot commercial building currently occupied by UFC Gym, and an approximate 6,386 square-foot self-service carwash, located at 17638 Castleton Street, City of Industry, California, Assessor's Parcel Number 8265-044-034 ("Property"); and

**WHEREAS**, the Applicant desires to subdivide the 147,952 square-foot Property into two numbered parcels via TPM 354, Parcel 1 will total 56,600 square-feet and Parcel 2 totals 91,352 square feet within the "C" Commercial Zone, and in accordance with Section 16.12.030 of the City's Municipal Code ("Code"), a Tentative Parcel Map is required for the subdivision of land and the creation of new parcels; and

**WHEREAS**, the Land Use Element of the General Plan designates the Property as Commercial. The Project is consistent with the General Plan, because the proposed subdivision is located in an area designated as Commercial in the General Plan, which allows for the development and operation of commercial uses when zoned appropriately. The proposed subdivision would allow for the continued operation of commercial uses, consistent with the surrounding uses, and in accordance with the provisions of the General Plan; and

**WHEREAS**, an Environmental Assessment form was submitted by the Applicant pursuant to the City's requirements. Based on the information received and Staff's review and assessment, the Project was determined to not have any significant impacts on the environment and is categorically exempt from the California Environmental Quality Act ("CEQA"), pursuant to Section 15315 of the CEQA Guidelines. This Class 15 exemption allows for the division of property in urbanized areas zoned for commercial use into four or fewer parcels. The division of the property is in conformance with the General Plan and the City's zoning requirements, no variances or exceptions are required as part of this Project, the Property is currently a fully developed commercial property with all necessary services, the Property is currently accessible from Hanover Road, Castleton Street and Walnut Hall Road, was not divided within the last two years, and does not contain an average slope greater than 20 percent; and

**WHEREAS**, notice of the Planning Commission's February 8, 2022, public hearing on TPM No. 354 was published in The San Gabriel Valley Tribune on January 28, 2022, in compliance with the City's Code and Government Code Section 65091, and was posted at the Property and at three public places on January 28, 2022; and

**WHEREAS**, on February 8, 2022, the Planning Commission of the City of Industry conducted a duly noticed public hearing on TPM No. 354, and considered all testimony written and oral; and

**WHEREAS**, all legal prerequisites have occurred prior to the adoption of this Resolution.

**NOW THEREFORE**, the Planning Commission of the City of Industry does hereby find, determine, and resolve as follows:

**SECTION 1:** The Planning Commission finds that all of the facts set forth in the Recitals are true and correct and are incorporated herein by reference.

**SECTION 2:** All necessary public hearings and opportunities for public testimony and comment have been conducted in compliance with State law and the City's Code.

**SECTION 3:** An environmental assessment form was submitted by the Applicant pursuant to the City's requirements for TPM 354. Based on the information received and Staff's review and assessment, the Project was determined to not have any significant impacts on the environment and is categorically exempt from the California Environmental Quality Act ("CEQA"), pursuant to Section 15315 of the CEQA Guidelines. This Class 15 exemption allows for the division of property in urbanized areas zoned for commercial use into four or fewer parcels when the division of land is in conformance with the general plan, no variances or exceptions are required, all services and access to the proposed parcels to local standard are available, the property was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20 percent. The division of the Property is in conformance with the General Plan and the City's zoning requirements including building setbacks, building height, parking, landscaping, parcel size and frontage size, no variances or exceptions are required as part of this Project, the Property is currently a fully developed commercial property with all necessary services, and the Property is currently accessible from Hanover Road, Castleton Street and Walnut Hall Road, the Property was not involved in a division of a larger parcel within the past two years, and the Property does not have a slope of greater than 20 percent. Based on the foregoing, the Planning Commission hereby adopts the Notice of Exemption and directs Staff to file same as required by law.

**SECTION 4:** Based upon substantial evidence presented to the Planning Commission during the February 8, 2022 public hearing, including public testimony and written and oral staff reports, and which includes without limitation, the CEQA Guidelines, and the City's Code, the Planning Commission finds as follows:

- A. The map is consistent with the General Plan and any applicable specific plans. The proposed subdivision is located in an area designated as Commercial in the General Plan, which allows for the development and operation of commercial uses when zoned appropriately. The proposed subdivision would allow for the continued operation of commercial uses, consistent with the surrounding uses, and in accordance with the provisions of the General Plan. The Project site is not located within an adopted specific plan.
- B. Each parcel meets minimum lot size, minimum frontage, and access and drainage requirements, therefore the design of the proposed subdivision is consistent with the General Plan because the zoning code which implements the goals and policies found in the City's General Plan does not have minimum lot size or minimum frontage size for Commercial zoned properties. The Applicant will comply with the City's access requirements for Commercial zoned properties found under Section 17.36.060 of the Code. Also, the Applicant is complying with all drainage requirements found under Section 16.10.040 by providing drainage and grading plans to the City's Engineering department that show there will be no drainage to any adjacent properties and permits will need to be obtained and finalized prior to recordation of TPM No. 354.
- C. The site is physically suitable for the existing uses and development. The Project site is fully developed, is flat, was previously graded, and there are no known physical or environmental hazards.
- D. The site is physically suitable for the proposed density of development. Although no new development is proposed, the existing development complies with the City's Code with respect to the City's lot coverage and Floor Area Ratio ("FAR") requirements for each parcel. Per the City's Code and General Plan, the FAR for a land use designation of Commercial is 0.5 and under Section 17.12.050.A of the City's Code, the maximum lot coverage for Commercial zone properties is fifty percent. Parcel 1 and Parcel 2 are meeting these requirements by providing a FAR that is less than 0.5 and having a lot coverage of less than 50 percent.
- E. The design of the subdivision will not cause substantial environmental damage or substantially and unavoidably injure fish, wildlife or their habitat. Both of the proposed parcels are currently developed with commercial uses, and no new development is proposed. Therefore the proposed subdivision will not cause environmental damage or substantial or unavoidable injury to fish, wildlife, or their habitat.
- F. The design of the subdivision will not cause serious public health problems. The proposed subdivision complies with development standards, complies with access and circulation requirements, does not alter emergency response, is not located in flood zones, near active earthquake faults, will not be used to store or produce hazardous materials, and will comply with applicable building and fire codes.

- G. The design of the subdivision will not conflict with easements, acquired by the public at large, for access through or use of, property within the subdivision. All easements are identified on tentative parcel map and the proposed subdivision will not conflict with, be located on, or alter the easements.
  
- H. Pursuant to Government Code Section 66474.6, the discharge of the waste from the proposed subdivision into the existing sewer system will not result in violation of existing requirements by the Los Angeles County Regional Water Quality Control Board because there is no new development proposed on the site and the existing development will remain, any future development on the subdivided parcels will have to comply with all Regional Water Quality Control Board requirements.
  
- I. The subdivision is consistent with Section 66412.3 of the Subdivision Map Act regarding the City's share of the regional housing need and that it balances the housing needs of the region against the public service needs of the City's residents and available fiscal and environmental resources, because the subdivision is located in the City's Commercial Zone, and is therefore only suitable for commercial development, and no residential development is permitted.

Based on the foregoing, the Planning Commission hereby approves TPM 354 subject to the Conditions of Approval, attached hereto as Attachment 1, and incorporated herein by reference.

**SECTION 4:** 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 5:** 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 February 8, 2022, by the following vote:

AYES:            COMMISSIONERS:

NOES:            COMMISSIONERS:

ABSTAIN:        COMMISSIONERS:

ABSENT:         COMMISSIONERS:



Resolution No. PC 2022-06  
TPM 354  
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Jacob Cortez, Chairman

ATTEST:

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Julie Gutierrez-Robles, Secretary

**ATTACHMENT 1**

Conditions of Approval – Resolution PC No. 2022-06

**[Attachment]**



# CITY OF INDUSTRY

## Standard Requirements and Conditions of Approval

**APPLICATION:** Tentative Parcel Map 354  
**APPLICANT:** James Campbell Company LLC  
**LOCATION:** 17638 Castleton Street

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### Conditions of Approval

#### Code Requirements and Standards:

The following is a list of Code requirements and standards deemed applicable to the proposed project. The list is intended to assist the Applicant by identifying requirements that must be satisfied during the various stages of project permitting, implementation, and operation. It should be noted that this list is in addition to any “conditions of approval” set forth in the City’s Code. Please note that if the design of your project or site conditions change, the list may also change. If you have any questions regarding these requirements, please contact the City of Industry.

1. The Tentative Parcel Map approval expires twenty-four (24) months from the date of approval by the Planning Commission.
2. Approved drainage and landscaping plan will be required for all building sites to the satisfaction of the City Engineer and Planning Department.
3. Approved water, utility and sewer facilities will be required for all building sites to the satisfaction of the City Engineer prior to issuance of a grading permit.
4. Per Sections 66495-66497 of the Subdivision Map Act, the final monumentation for at least one exterior boundary line shall be completed prior to recordation. A bond shall be required in the amount as determined by the City Engineer
5. Final Parcel Map to substantially conform to Tentative Parcel Map.
6. Applicant/Property Owner shall dedicate necessary right of way by separate instrument along all street frontages after all improvements are accepted by the City.
7. Construct curb, gutter, pavement paveout, and necessary drainage facilities along all street frontages prior to recordation of final map.
8. All utilities, including electrical and telephone, shall be installed underground and shall be concealed from view.

9. To comply with the City's requirement of Proof of Title, the subdivider shall submit a Preliminary Subdivision Guarantee prior to recordation of final map.
10. A Waiver Letter from each utility company shall be provided to the City, stating that the subdivision is not in conflict with any utility easements prior to recordation of the final map.
11. Provide a tax clearance and/or bond to the Los Angeles County Engineer's Office prior to recordation of final Parcel Map.
12. Submittal of the final Parcel Map mylar shall include a digital copy being a Microstation File or AutoCad 14 or higher.
13. Street lights shall be designed and installed along all public streets shown on Parcel Map in accordance with Los Angeles County Department of Public Works designs standards at sole expense of subdivider. Three (3) years of advance energy fees shall also be paid by subdivider to the local utility and upon request, subdivider shall approve and execute any petition for the street lights to be annexed into a lighting maintenance district.

**Final Map Requirements:**

1. The Final Map shall be submitted to the City for review and approval prior to recordation.

**Access Requirements:**

Specific comments and requirements for water and access will be addressed at further subdivision of the land and the submittal of design or construction plans to the Fire Department.

1. All fire lanes shall be clear of all encroachments, and shall be maintained in accordance with the Title 32, County of Los Angeles Fire Code
2. All future buildings shall provide approved address numbers. Compliance required prior to occupancy to the satisfaction of the City Of Industry Public Works and the County of Los Angeles Fire Code.
3. Fire Department vehicular access roads must be installed and maintained in a serviceable manner prior to and during the time of construction. Fire Code 501.4.

**Water System Requirements:**

1. Upon approval from Land Development, this project will require an additional review by the Fire Prevention Engineering Unit during the Building Plan Check Phase. Contact Fire Prevention Engineering at 909 620-2402 for submittals and location requirements.

**Interpretation and Enforcement:**

1. The Applicant shall comply with all applicable code requirements, conditions of approval, laws, rules, and regulations applicable to the development of the project.
2. The Director of Development Services may interpret the implementation of each condition of approval and, with advanced notice, grant minor amendments to approved plans and/or conditions of approval based on changed circumstances, new information, and/or relevant factors as long as the spirit and intent of the approved condition of approval is satisfied. Permits shall not be issued until the proposed minor amendment has been reviewed and approved for conformance with the intent of the approved condition of approval. If the proposed changes are substantial in nature, an amendment to the original entitlement may be required pursuant to the provisions of Industry Municipal Code.

**Indemnification and Hold Harmless Condition:**

1. The Applicant and Property Owner and each of their respective heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Industry and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval (including any environmental approvals) granted by the Planning Commission concerning this project. The City shall promptly notify the Applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.
2. The Applicant and Property Owner shall file an executed and acknowledged Acceptance of Terms and Conditions of the Tentative Parcel Map within 10 days of adoption of the resolution approving the Tentative Parcel Map. The Applicant/Property Owner understands that the resolution will be of no force or effect unless such written consent is submitted to the City.

**EXHIBIT F**

Presentation – TPM No. 354

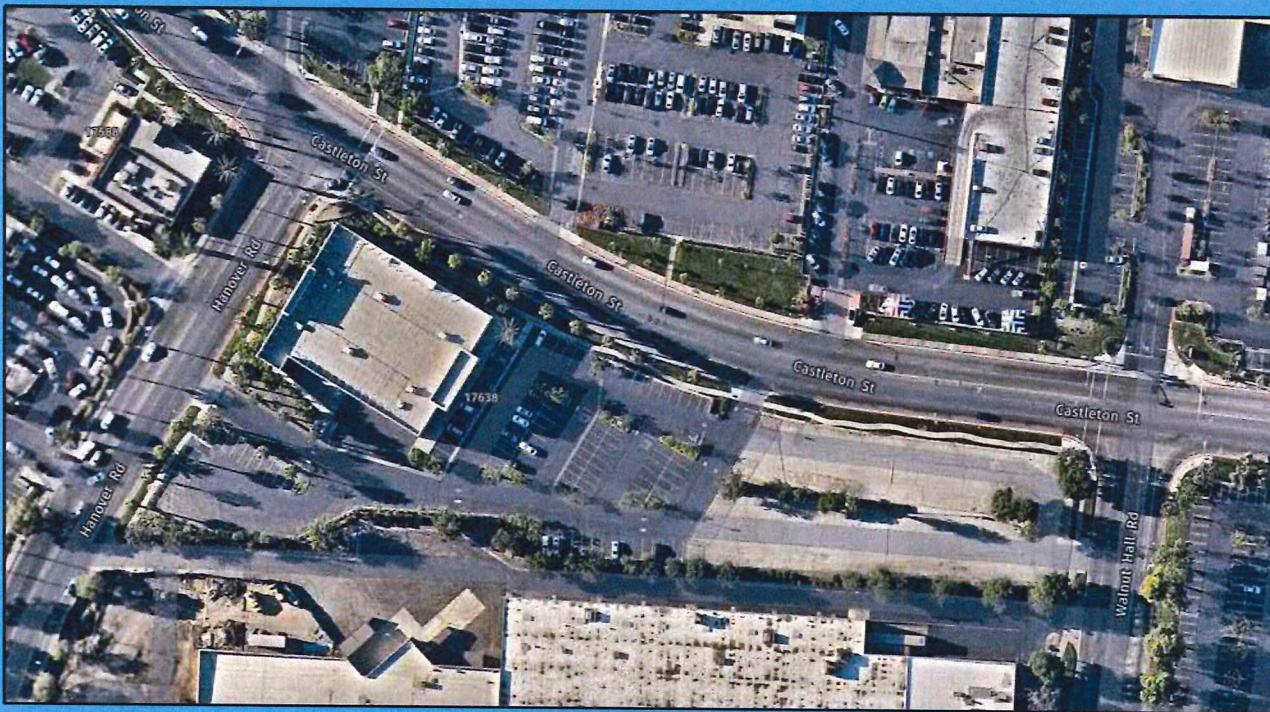
**[Attachment]**

# Tentative Parcel Map No. 354

17638 Castleton Street

subdivide an existing 147,952  
square-foot parcel into two parcels

# Location Map



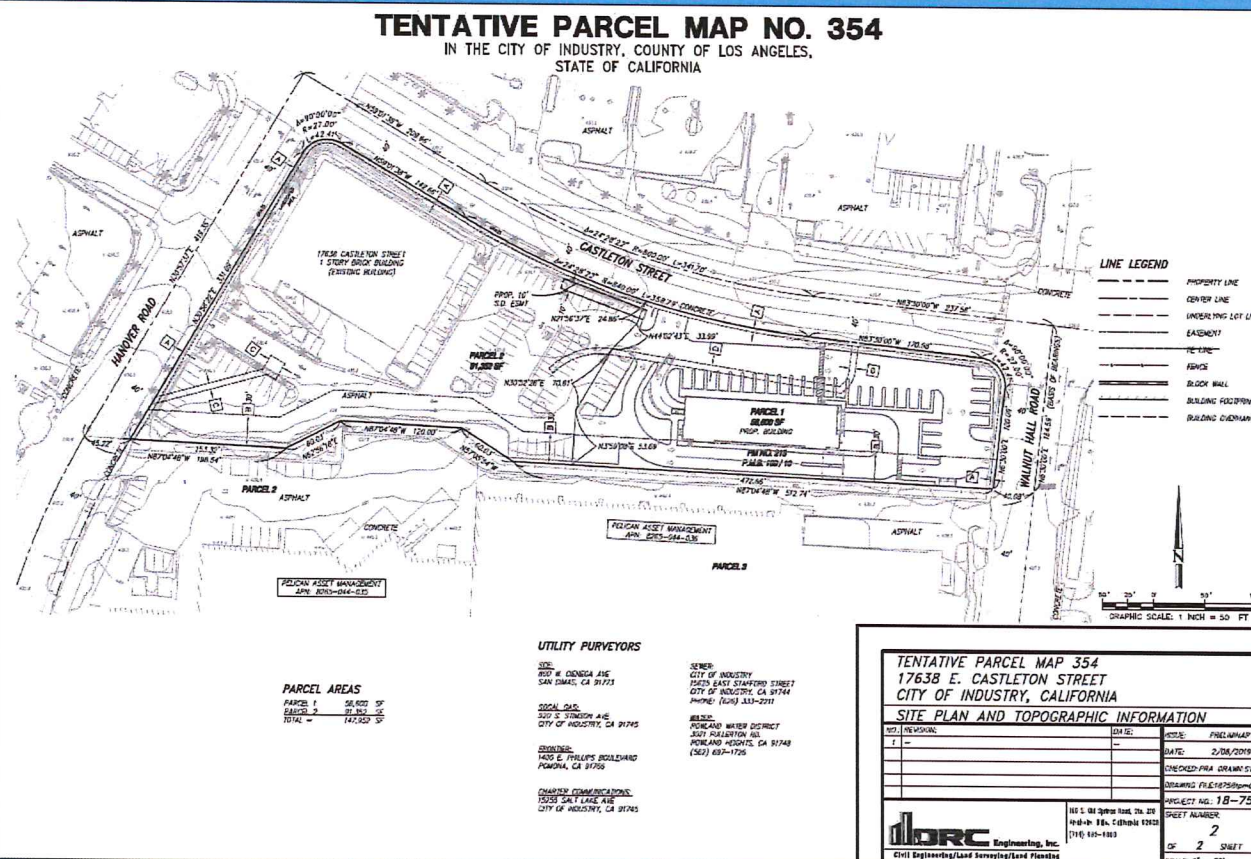
- The property is zoned Commercial with a general plan land use designation of Commercial.
- The area is currently developed with UFC Gym.
- Carwash in pending construction.



# Parcel Map



## TENTATIVE PARCEL MAP NO. 354 IN THE CITY OF INDUSTRY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



- Proposed subdivision of an existing 567,503 square-foot developed parcel into two separate parcels.
- Parcel 1 is 507,058 square-feet
- Parcel 2 is 60,444 square-feet

# Staff Analysis

- Adopt Resolution PC 2022-06

