



# CITY OF INDUSTRY

## NOTICE OF PUBLIC HEARING

### Conditional Use Permit No. 23-03 & Development Plan No. 23-06

On November 1, 2024, notice has been given that the Planning Commission of the City of Industry will hold a public hearing to consider an application from Ken Kang, on behalf of Unique Petroleum, Inc., for consideration of Resolutions of the Planning Commission of the City of Industry, California, recommending approval of Conditional Use Permit No. 23-03 ("CUP No. 23-03") and Development Plan Application No. 23-06 ("DP No. 23-06").

**Project Location:** The property is located at 1320 Fullerton Road, further described as Assessor's Parcel Number 8270-003-025 ("Property"). The project site has a zoning designation of "C" Commercial.

**Project Description:** Consideration of Resolutions recommending approval of Conditional Use Permit 23-03 and a Resolution recommending approval of Development Plan Application No. 23-06, to demolish an existing gasoline station and canopy, a convenience store, and automatic drive-thru car wash, and to redevelop the site with a new gasoline station and canopy, a convenience store, and automatic drive-thru car wash, for the existing Shell gasoline station at 1320 Fullerton Road, City of Industry, California.

A copy of all relevant material, including the Conditional Use Permit application, and Notice of Exemption are 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 Eduardo Manriquez, Contract Associate Planner, at the City of Industry at 626-333-2211 extension 144 or by email at [emanriquez@cityofindustry.org](mailto:emanriquez@cityofindustry.org) if you have questions.

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

Time: 11:30 a.m.  
Date: November 12, 2024  
Place: City Council Chamber  
15651 Mayor Dave Way  
City of Industry, CA 91744

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.

  
Julie Gutierrez-Robles, City Clerk