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PLANNING COMMISSION REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
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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 Commissioner Andria Welch at 8:00 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 Commissioner Andria Welch

**ROLL CALL**

PRESENT: Andria Welch  
Bert Spivey  
Frank Contreras

STAFF PRESENT: James M. Casso, City Attorney; Brian James, Planning Director; and Cecelia Dunlap, Secretary.

**PUBLIC COMMENTS**

There were no public comments.

**CONSIDERATION OF THE MINUTES OF THE APRIL 9, 2015 REGULAR MEETING**

MOTION BY COMMISSIONER SPIVEY, AND SECOND BY COMMISSIONER CONTRERAS TO APPROVE AS SUBMITTED. MOTION CARRIED 3-0.

**PUBLIC HEARING REGARDING CONDITIONAL USE PERMIT NO. 15-3, SUBMITTED BY CHUBBY CHEEK CAFÉ TO ESTABLISH ALCOHOL SERVICE AT AN EXISTING FAST-FOOD RESTAURANT WITH CHILDREN'S PLAY AREA LOCATED AT 18021 GALE AVENUE**

MOTION BY COMMISSIONER SPIVEY, AND SECOND BY COMMISSIONER CONTRERAS TO OPEN THE PUBLIC HEARING. MOTION CARRIED 3-0.

Planning Director James presented a staff report to the Planning Commission.

Commissioner Welch inquired if anyone wished to be heard on the matter.

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Mr. Stan Szeto, representing the applicant, expressed his concerns to security and safety issues with regard to the Conditions of Approval, Section No. 4.

City Attorney Casso discussed ideas for modifying the Conditions of Approval, and indicated that the resolution should be updated to clarify the type of ABC license the applicant was applying for.


MOTION BY COMMISSIONER SPIVEY, AND SECOND BY COMMISSIONER CONTRERAS TO CLOSE THE PUBLIC HEARING. MOTION CARRIED 3-0.

**CONSIDERATION OF RESOLUTION NO. PC 2015-07 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 15-3 TO ALLOW THE SERVICE OF ALCOHOL BEVERAGES IN THE EXISTING CHUBBY CHEEK CAFÉ, LOCATED AT 18021 GALE AVENUE, WITHIN A "C" – COMMERCIAL ZONE, AND MAKING FINDINGS IN SUPPORT THEREOF**

MOTION BY COMMISSIONER SPIVEY, AND SECOND BY COMMISSIONER CONTRERAS TO APPROVE RESOLUTION NO. PC 2015-07, SUBJECT TO THE CORRECTION TO THE RESOLUTION, AND REVISED CONDITIONS OF APPROVAL. MOTION CARRIED 3-0.

**ADJOURNMENT**

There being no further business, the Planning Commission adjourned.

  
CECELIA DUNLAP  
SECRETARY

  
ANDRIA WELCH  
PLANNING COMMISSIONER