

---

---

PLANNING COMMISSION REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
JULY 14, 2016  
PAGE 1

---

---

**CALL TO ORDER**

The Regular Meeting of the Planning Commission of the City of Industry, California, was called to order by Chairwoman Andria Welch at 11:00 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 Chairwoman Andria Welch.

**ROLL CALL**

PRESENT: Andria Welch, Chairwoman  
Frank Contreras, Vice Chairman  
Jim Divers, Commissioner  
Michael Greubel, Commissioner  
Bert Spivey, Commissioner

STAFF PRESENT: Bianca Sparks, Assistant City Attorney; Troy Helling, Senior Planner; and Cecelia Dunlap, Secretary.

**PUBLIC COMMENTS**

There were no public comments.

**CONSIDERATION OF APPOINTMENT OF CHAIRPERSON AND VICE CHAIRPERSON**

Assistant City Attorney Sparks explained the process for the reorganization of the Planning Commission, and stated that the Chairwoman would open the floor to nominations, and that each Commissioner may nominate an individual to serve as Chairperson. If one nomination is received, the Commission will proceed with a roll call vote. If more than one member is nominated the Commission would then conduct a ballot vote. The Commissioner with the majority vote would then become Chairperson.

Chairwoman Welch opened the floor for nominations for Chairperson.

Vice Chairman Contreras nominated Commissioner Spivey.

Commissioner Greubel nominated Commissioner Divers.

---

---

PLANNING COMMISSION REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
JULY 14, 2016  
PAGE 2

---

---

Chairwoman Welch closed the nominations.

Secretary Dunlap distributed a paper ballot and instructed each Commissioner to vote.

Secretary Dunlap collected the ballots and read each vote out loud.

Commissioner Greubel voted for Commissioner Divers.

Commissioner Spivey voted for Commissioner Divers.

Chairwoman Welch voted for Commissioner Divers.

Vice Chairman Contreras voted for Commissioner Spivey.

Commissioner Divers voted for Commissioner Divers.

Secretary Dunlap announced that Commissioner Divers was the newly elected Chairperson.

Chairman Divers then opened the nominations for Vice Chairperson.

Chairman Divers nominated Commissioner Greubel.

With no other nominations, the nominations were closed and a roll call vote was taken.

AYES:	COMMISSIONERS:	CONTRERAS, SPIVEY, WELCH, GREUBEL, DIVERS
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	NONE
ABSTAIN:	COMMISSIONERS:	NONE

**CONSIDERATION OF THE MINUTES OF THE FEBRUARY 11, 2016 REGULAR MEETING**

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

---

PLANNING COMMISSION REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
JULY 14, 2016  
PAGE 3

---

AYES: COMMISSIONERS: CONTRERAS, SPIVEY, WELCH, GREUBEL,  
DIVERS  
NOES: COMMISSIONERS: NONE  
ABSENT: COMMISSIONERS: NONE  
ABSTAIN: COMMISSIONERS: NONE

**PUBLIC HEARING TO CONSIDER CONDITIONAL USE PERMIT (CUP) NO. 16-6,  
SUBMITTED BY HAPPY DUCK RESTAURANT TO ESTABLISH ALCOHOL  
SERVICE AT AN EXISTING FAST-FOOD RESTAURANT LOCATED AT 18210 GALE  
AVENUE IN THE CITY OF INDUSTRY**

Chairman Divers opened the public hearing.

Senior Planner Helling presented a staff report to the Planning Commission.

Commissioner Contreras inquired on how long the establishment has been operating at the location.

Senior Planner Helling stated that he had to research the number of years, and would provide the information to the Commissioners.

Vice Chairman Greubel inquired if structural changes would be made to the building.

Senior Planner Helling responded that no changes would be made to the building or the parking lot.

Chairman Divers inquired if anyone wished to be heard on the matter. There were no comments.

Chairman Divers closed the public hearing.

**CONSIDERATION OF RESOLUTION NO. PC 2016-20 – A RESOLUTION OF THE  
PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, APPROVING  
CONDITIONAL USE PERMIT NO. 16-6, TO ALLOW THE ESTABLISHMENT OF  
ALCOHOL SERVICE AT AN EXISTING FAST-FOOD RESTAURANT AT 18210 GALE  
AVENUE, CITY OF INDUSTRY, CALIFORNIA, AND THE NOTICE OF EXEMPTION  
REGARDING SAME, AND MAKING FINDINGS IN SUPPORT THEREOF**

---

PLANNING COMMISSION REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
JULY 14, 2016  
PAGE 4

---

MOTION BY VICE CHAIRMAN GREUBEL, AND SECOND BY COMMISSIONER SPIVEY TO ADOPT PC 2016-20. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES:	COMMISSIONERS:	CONTRERAS, SPIVEY, WELCH, GREUBEL, DIVERS
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	NONE
ABSTAIN:	COMMISSIONERS:	NONE

**PUBLIC HEARING TO CONSIDER CONDITIONAL USE PERMIT (CUP) NO. 16-7, SUBMITTED BY TOP PLAY GLOBAL COMMERCIAL GROUP LLC., DBA MISS TONG'S PRIVATE KITCHEN FOR A FAST-FOOD RESTAURANT WITH ALCOHOL SERVICE LOCATED AT 18558 GALE AVENUE, UNIT 270 AND 272, IN THE CITY OF INDUSTRY**

Chairman Divers opened the public hearing.

Senior Planner Helling presented a staff report to the Planning Commission.

Commissioner Welch asked for clarification with respect to the restaurant being open to the public.

Senior Planner Helling responded that the restaurant is open to the public.

Chairman Divers inquired if anyone wished to be heard on the matter. There were no comments.

Chairman Divers closed the public hearing.

**CONSIDERATION OF RESOLUTION NO. PC 2016-21 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 16-7, TO ALLOW A FAST-FOOD RESTAURANT WITH ALCOHOL SERVICE AT 18558 GALE AVENUE UNIT 270 AND 272, CITY OF INDUSTRY, CALIFORNIA, AND THE NOTICE OF EXEMPTION REGARDING SAME, AND MAKING FINDINGS IN SUPPORT THEREOF**

MOTION BY COMMISSIONER WELCH, AND SECOND BY COMMISSIONER CONTRERAS TO ADOPT RESOLUTION NO. PC 2016-21. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

---

PLANNING COMMISSION REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
JULY 14, 2016  
PAGE 5

---

AYES: COMMISSIONERS: CONTRERAS, SPIVEY, WELCH, GREUBEL,  
DIVERS  
NOES: COMMISSIONERS: NONE  
ABSENT: COMMISSIONERS: NONE  
ABSTAIN: COMMISSIONERS: NONE

**ORAL COMMENTS FROM THE PLANNING COMMISSION**

There were none

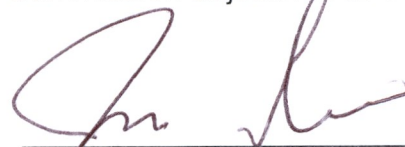
**ORAL COMMENTS FROM STAFF**

Senior Planner Helling informed the Commission of two (2) items tentatively scheduled for the August meeting. A new cell site proposed on Railroad Street, and an amendment to the Los Angeles County Sanitation Districts' Conditional Use Permit.

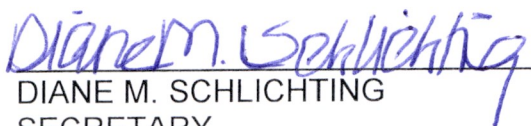
Senior Planner Helling introduced Aaron Lobliner, Planner Associate II, of Michael Baker International. Senior Planner Helling stated that Mr. Lobliner is assisting the City's Planning Department.

**ADJOURNMENT**

There being no further business, the Planning Commission adjourned at 11:15 a.m.



JIM DIVERS  
CHAIRMAN

  
DIANE M. SCHLICHTING  
SECRETARY