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**PLANNING COMMISSION REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
MARCH 10, 2016  
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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 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.

**PUBLIC HEARING TO CONSIDER CONDITIONAL USE PERMIT (CUP) NO. 15-10  
SUBMITTED BY GLOBAL EGD DEVELOPMENT INC., TO ESTABLISH AN OFFICE  
LOCATED AT 301 BREA CANYON ROAD IN THE CITY OF INDUSTRY**

Chairwoman Welch opened the public hearing.

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

Chairwoman Welch inquired if anyone wished to be heard on the matter. There were no comments.

Chairwoman Welch closed the public hearing.

**CONSIDERATION OF RESOLUTION NO. PC 2016-07 – A RESOLUTION OF THE  
PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, APPROVING**

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**CONDITIONAL USE PERMIT NO. 15-10 TO ALLOW AN OFFICE IN THE "MC" MANUFACTURING/COMMERCIAL OVERLAY ZONE LOCATED AT 301 BREA CANYON ROAD, CITY OF INDUSTRY, CALIFORNIA, AND THE NOTICE OF EXEMPTION REGARDING SAME AND MAKING FINDINGS IN SUPPORT THEREOF**

MOTION BY COMMISSIONER SPIVEY, AND SECOND BY VICE CHAIRMAN CONTRERAS TO ADOPT RESOLUTION NO. PC 2016-07. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

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

**PUBLIC HEARING TO CONSIDER CONDITIONAL USE PERMIT (CUP) NO. 16-2 SUBMITTED BY CALIFORNIA FISH AND GRILL TO ESTABLISH A FAST-FOOD RESTAURANT WITH MORE THAN 50 SEATS AND ALCOHOL SERVICE LOCATED AT 1552 AZUSA AVENUE, UNIT E, IN THE CITY OF INDUSTRY**

Chairwoman Welch opened the public hearing.

Senior Planner Helling presented a staff report to the Planning Commission, and indicated that the applicant would like to revise the proposed hours of operation from 11:00 a.m. to 10:00 p.m., to 10:30 a.m to 10:00 p.m, seven days a week.

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

Commissioner Divers inquired about the patio area, the height of the patio area railing, and entrance and exit doors to the patio area.

Mr. Michael Cho, attorney with Palmieri Tyler, representing the applicant, addressed the Planning Commission. Mr. Cho thanked staff for working on the project.

Mr. Cho responded to questions from Members of the Commission.

Mr. Cho expressed his concerns with regard to typos within Conditions of Approval Nos. 6 and 19. With regard to No. 6, the section references the word "spirits". Mr. Cho clarified to the Commission that only a beer and wine license had been obtained, and requested that the word be deleted and updated accordingly. With regard to No. 19, the

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section is prohibiting non-prescription drugs on the premises, and requested the section be updated to reflect prescription drugs. Mr. Cho further requested that the Commission consider the change in the proposed hours of operation as stated in Mr. Helling's staff report, and consider the revisions to Conditions of Approval Nos. 6 and 19.

Commissioner Gruebel inquired about the landscape, and if water conserving materials will be utilized.

Senior Planner Helling responded that a landscape plan had been previous submitted to the City Council for approval, utilizing water efficient materials for the landscaping.

Commissioner Divers inquired about signage on the building, and if the patio area will be covered.

Senior Planner Helling responded that the Conditional Use Permit did not contain revisions to the elevations, and signs are required by a separate permit approved by staff. Senior Planner Helling indicated the patio area will not be covered.

Chairwoman Welch closed the public hearing.

**CONSIDERATION OF RESOLUTION NO. PC 2016-08 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 16-2, TO ALLOW A FAST-FOOD RESTAURANT WITH MORE THAN 50 SEATS AND ALCOHOL SERVICE AT 1552 AZUSA AVENUE, UNIT E, CITY OF INDUSTRY, CALIFORNIA, AND THE NOTICE OF EXEMPTION REGARDING SAME, AND MAKING FINDINGS IN SUPPORT THEREOF**

MOTION BY COMMISSIONER DIVERS, AND SECOND BY COMMISSIONER GREUBEL TO ADOPT RESOLUTION NO. PC 2016-08, INCLUDING STAFF RECOMMENDATIONS. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

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

**ORAL COMMENTS FROM THE PLANNG COMMISSION**

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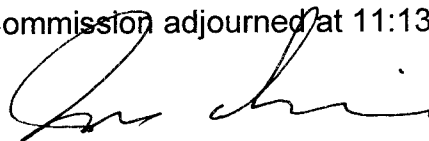
There were none

**ORAL COMMENTS FROM STAFF**

Senior Planner Helling announced that a Conditional Use Permit is tentatively scheduled for the April 14, 2016 meeting, for Tommy's Hamburgers at 17537 Castleton Street.

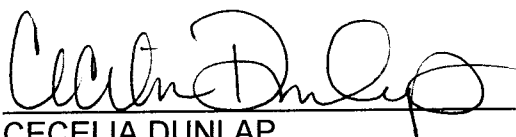
**ADJOURNMENT**

There being no further business, the Planning Commission adjourned at 11:13 a.m.



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JIM DIVERS  
CHAIRMAN



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CECELIA DUNLAP  
SECRETARY