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PLANNING COMMISSION REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
SEPTEMBER 11, 2018  
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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 Chairman Michael Greubel at 11:46 a.m. in the City of Industry Council Chamber, 15651 East Stafford Street, California.

**FLAG SALUTE**

The flag salute was led by Chairman Michael Greubel.

**ROLL CALL**

PRESENT: Michael Greubel, Chairman  
Jim Divers, Vice Chairman  
Hilda Rodriguez, Commissioner  
Becky Simon, Commissioner  
Andria Welch, Commissioner

STAFF PRESENT: Troy Helling, Acting City Manager; Bing Hyun, Assistant City Manager; James M. Casso, City Attorney; Nathalie Vasquez, Contract Assistant Planner II; Dina Lomeli, Contract Associate Planner; and Maria Hagerty, Planning Technician.

**PUBLIC COMMENTS**

There were no public comments.

**PUBLIC HEARING TO CONSIDER RESOLUTION NO. PC 2018-10 APPROVING CONDITIONAL USE PERMIT (CUP) NO. 18-02 SUBMITTED BY ERIC WANG ON BEHALF OF HAILILAO HOT POT INDUSTRY, INC. TO ALLOW FOR THE OPERATION OF A FULL SERVICE RESTAURANT WITHIN THE PUENTE HILLS MALL AT 1600 AZUSA AVENUE IN THE CITY OF INDUSTRY.**

Chairman Greubel opened the public hearing.

Acting City Manager Helling spoke of a couple typographical errors on the agenda for Item 5.1. "A Resolution of the Planning Commission" is repeated twice, and the last line should read as findings, and not finings.

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Contract Assistant Planner II, Nathalie Vasquez presented a staff report to the Planning Commission.

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

Chairman Greubel closed the public hearing.

**CONSIDERATION OF RESOLUTION NO. PC 2018-10 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 18-2, TO ALLOW FOR THE OPERATION OF A FULL-SERVICE RESTAURANT LOCATED AT 1600 SOUTH AZUSA AVENUE UNIT 174 AND 178, CITY OF INDUSTRY, CALIFORNIA, AND THE NOTICE OF EXEMPTION REGARDING SAME, AND MAKING FINDINGS IN SUPPORT THEREOF**

MOTION BY COMMISSIONER VC/DIVERS, AND SECOND BY COMMISSIONER WELCH, TO ADOPT RESOLUTION NO. PC 2018-10. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

COMMISSIONER: WELCH, SIMON, RODRIGUEZ, VC/DIVERS  
C/GREUBEL  
COMMISSIONER: NONE  
COMMISSIONER: NONE  
COMMISSIONER: NONE

**PUBLIC HEARING TO CONSIDER APPROVING TENTATIVE PARCEL MAP 351, TO SUBDIVIDE AN EXISTING 22.002-ACRE PARCEL INTO TWO PARCELS, LOCATED ON THE NORTH SIDE OF GALE AVENUE, EAST OF BIXBY DRIVE AND SOUTH OF THE UNION PACIFIC RAILROAD.**

Chairman Greubel opened the public hearing.

Contract Assistant Planner II, Nathalie Vasquez presented a staff report to the Planning Commission.

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

Chairman Greubel closed the public hearing.

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**CONSIDERATION OF RESOLUTION NO. PC 2018-11 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, APPROVING TENTATIVE PARCEL MAP 351 TO SUBDIVIDE AN EXISTING 22.002 ACRE PARCEL INTO TWO PARCELS, LOCATED ON THE NORTH SIDE OF GALE AVENUE, EAST OF BIXBY DRIVE AND SOUTH OF UNION PACIFIC RAILROAD, IN THE CITY OF INDUSTRY, CALIFORNIA AND THE NOTICE OF EXEMPTION REGARDING SAME, AND MAKING FINDINGS IN SUPPORT THEREOF**

MOTION BY COMMISSIONER SIMON, AND SECOND BY VC/DIVERS, TO ADOPT RESOLUTION NO. PC 2018-11. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES:	COMMISSIONER:	WELCH, SIMON, RODRIGUEZ, VC/DIVERS C/GREUBEL
NOES:	COMMISSIONER:	NONE
ABSENT:	COMMISSIONER:	NONE
ABSTAIN:	COMMISSIONER:	NONE

**ORAL COMMENTS FROM THE PLANNING COMMISSION**


There were none.


**ORAL COMMENTS FROM STAFF**

Chairman Greubel made mention that he will be attending a convention in Long Beach starting tomorrow and will provide feedback at the next meeting.

**ADJOURNMENT**

There being no further business, the Planning Commission adjourned at 11:59 a.m.

  
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JULIE GUTIERREZ-ROBLES  
ASSISTANT SECRETARY

  
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MICHAEL GREUBEL  
CHAIRMAN