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PLANNING COMMISSION REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
SEPTEMBER 10, 2019  
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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 11:41 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  
Sandra Divers, Commissioner  
Hilda Rodriguez, Commissioner  
Becky Simon, Commissioner  
Andria Welch, Commissioner

STAFF PRESENT: Troy Helling, City Manager; Bing Hyun, Assistant City Manager; Bianca Sparks, Assistant City Attorney; Julie Robles, Secretary; and Maria Hagerty, Planning Technician II.

**CLOSED SESSION**

Assistant City Attorney Sparks suggested that Chairman Greubel recess the meeting at 11:42 a.m. due to the City Council Chamber being occupied by the City Council Meeting that was taking longer than anticipated. Chairman Greubel stated the meeting was in recess and the meeting will reconvene at 3:00 p.m.

**RECONVENE PLANNING COMMISSION MEETING**

Chairman Greubel reconvened the meeting at 3:00 p.m. All members of the Planning Commission were present except for Becky Simon.

**PUBLIC COMMENTS**

There were no public comments.

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**ACTION ITEMS**

**5.1 CONSIDERATION OF THE MINUTES OF THE AUGUST 6, 2019 REGULAR MEETING**

*RECOMMENDED ACTION:*                      *Approve as submitted.*

MOTION BY COMMISSIONER WELCH, AND SECOND BY COMMISSIONER DIVERS TO APPROVE AS SUBMITTED. MOTION CARRIES 4-0, BY THE FOLLOWING VOTE:

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

**PUBLIC HEARING**

**6.1 PUBLIC HEARING FOR CONDITIONAL USE PERMIT NO. 19-5 FOR THE OPERATION OF A NEW FAST-FOOD RESTAURANT KNOWN AS RAISING CANES LOCATED AT 1420 SOUTH AZUSA AVENUE IN THE PUENTE HILLS MALL**

**CONSIDERATION OF RESOLUTION NO. PC 2019-05 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ACCEPT THE SURRENDER OF CONDITIONAL USE PERMIT 97-2, AND APPROVE DEVELOPMENT PLAN NO. 19-05 FOR THE CONSTRUCTION OF A NEW 4,500 SQUARE FOOT COMMERCIAL BUILDING WITH A DRIVE-THRU AND AN OUTDOOR PATIO THAT IS APPROXIMATELY 1,537 SQUARE FEET, AND CONDITIONAL USE PERMIT 19-05, A REQUEST FOR A NEW FAST FOOD RESTAURANT, LOCATED AT 1420 SOUTH AZUSA AVENUE IN THE CITY OF INDUSTRY, CALIFORNIA, AND NOTICE OF EXEMPTION REGARDING SAME**

*RECOMMENDED ACTION:*                      *Adopt Resolution No. PC 2019-05.*

Chairman Greubel opened the public hearing at 3:04 p.m.

Associate Planner Dina Lomeli with Annealta Group, presented a staff report to the Planning Commission and was available to answer any questions.

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Chairman Greubel inquired if anyone wished to comment on this matter. There were none.

Chairman Greubel closed the public hearing at 3:09 p.m.

MOTION BY COMMISSIONER WELCH, AND SECOND BY COMMISSIONER RODRIGUEZ, TO ADOPT RESOLUTION NO. PC 2019-05. MOTION CARRIES 4-0, BY THE FOLLOWING VOTE:

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

**6.2 PUBLIC HEARING FOR CONDITIONAL USE PERMIT NO. 18-4, TO CONVERT AN EXISTING FAST-FOOD RESTAURANT KNOWN AS BLOSSOM SEASON HOT POT, TO A FULL-SERVICE RESTAURANT WITH THE SALES OF BEER, WINE AND DISTILLED SPIRITS LOCATED AT 18009 GALE AVENUE**

**CONSIDERATION OF RESOLUTION NO. PC 2019-06 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 18-4, TO ALLOW FOR THE OPERATION OF A FULL-SERVICE RESTAURANT WITH THE SALE OF BEER, WINE, AND DISTILLED SPIRITS LOCATED AT 18009 GALE AVENUE, CITY OF INDUSTRY, CALIFORNIA, AND NOTICE OF EXEMPTION REGARDING SAME, AND MAKING FINDINGS IN SUPPORT THEREOF**

*RECOMMENDED ACTION: Adopt Resolution No. PC 2019-06.*

Chairman Greubel opened the public hearing at 3:11 p.m.

Contract Assistant Planner II, Nathalie Vazquez with Annealta Group, presented a staff report to the Planning Commission and was available to answer any questions.

Chairman Greubel inquired if anyone wished to comment on this matter. There were none.

Chairman Greubel closed the public hearing at 3:14 p.m.

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MOTION BY COMMISSIONER WELCH, AND SECOND BY CHAIRMAN GREUBEL, TO ADOPT RESOLUTION NO. PC 2019-06. MOTION CARRIES 4-0, BY THE FOLLOWING VOTE:

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

**ORAL COMMENTS FROM THE PLANNING COMMISSION**

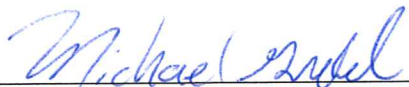
There were none.

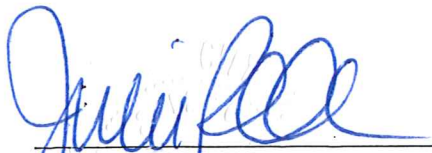
**ORAL COMMENTS FROM STAFF**

City Manager Troy Helling, asked Associate Planner Dina Lomeli, if there were any known items for next month's meeting in October. She stated yes, there were two items for next month's meeting.

**ADJOURNMENT**

There being no further business, the Planning Commission adjourned at 3:16 p.m.

  
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MICHAEL GREUBEL  
CHAIRMAN

  
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JULIE ROBLES  
SECRETARY