
PLANNING COMMISSION

CITY OF INDUSTRY

REGULAR MEETING AGENDA
MARCH 10, 2020
11:30 A.M



CHAIRMAN MICHAEL GREUBEL
VICE CHAIR ANDRIA WELCH
COMMISSIONER SANDRA DIVERS
COMMISSIONER HILDA RODRIGUEZ
COMMISSIONER BECKY SIMON

Location: City Council Chamber, 15651 East Stafford Street, City of Industry, California

Addressing the Planning Commission:

- ▶ **Agenda Items:** *Members of the public may address the Planning Commission on any matter listed on the Agenda. In order to conduct a timely meeting, there will be a three-minute time limit per person for any item listed on the Agenda. Anyone wishing to speak to the Planning Commission is asked to complete a Speaker's Card which can be found at the back of the room and at the podium. The completed card should be submitted to the Secretary prior to the Agenda item being called by the Secretary prior to the individual being heard by the Planning Commission.*
- ▶ **Public Comments (Non-Agenda Items):** *Anyone wishing to address the Planning Commission on an item not on the Agenda may do so during the "Public Comments" period. In order to conduct a timely meeting, there will be a three-minute time limit per person for the Public Comments portion of the Agenda. State law prohibits the Planning Commission from taking action on a specific item unless it appears on the posted Agenda. Anyone wishing to speak to the Planning Commission is asked to complete a Speaker's Card which can be found at the back of the room and at the podium. The completed card should be submitted to the Secretary prior to the Agenda item being called by the Secretary and prior to the individual being heard by the Planning Commission.*

Americans with Disabilities Act:

- ▶ *In compliance with the ADA, if you need special assistance to participate in any City meeting (including assisted listening devices), please contact the City Clerk's Office (626) 333-2211. Notification of at least 48 hours prior to the meeting will assist staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting.*

Agendas and other writings:

- ▶ *In compliance with SB 343, staff reports and other public records permissible for disclosure related to open session agenda items are available at City Hall, 15625 East Stafford Street, Suite 100, City of Industry, California, at the office of the City Clerk during regular business hours, Monday through Thursday 8:00 a.m. to 5:00 p.m., Friday 8:00 a.m. to 4:00 p.m. Any person with a question concerning any agenda item may call the City Clerk's Office at (626) 333-2211.*

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-
1. Call to Order
 2. Flag Salute
 3. Roll Call
 4. Public Comments
-
-

5. **CONSENT CALENDAR**

All matters listed under the Consent Calendar are considered to be routine and will be enacted by one vote. There will be no separate discussion of these items unless members of the Planning Commission, the public, or staff request specific items be removed from the Consent Calendar for separate action.

5.1 Consideration of the minutes of the February 11, 2020 regular meeting

RECOMMENDED ACTION: Approve as submitted.

6. **PUBLIC HEARING ITEMS**

6.1 Public Hearing for Consideration of an amendment to Conditional Use Permit No. 09-08 permitting an existing family entertainment center with a restaurant, including the sale of alcoholic beverages, located at 1600 South Azusa Avenue, Unit 285, to expand into and operate out of, the adjacent Unit 287

Consideration of Resolution No. PC 2020-02 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, APPROVING AN AMENDMENT TO CONDITIONAL USE PERMIT NO. 09-08, PERMITTING AN EXISTING FAMILY ENTERTAINMENT CENTER WITH A RESTAURANT, INCLUDING THE SALE OF ALCOHOLIC BEVERAGES, LOCATED AT 1600 SOUTH AZUSA AVENUE, UNIT 285, TO EXPAND INTO AND OPERATE OUT OF THE ADJACENT UNIT 287, ADOPTING A NOTICE OF EXEMPTION REGARDING SAME, AND MAKING FINDINGS IN SUPPORT THEREOF

RECOMMENDED ACTION: Adopt Resolution No. PC 2020-02.

7. **ORAL COMMENTS FROM THE PLANNING COMMISSION**

8. **ORAL COMMENTS FROM STAFF**

9. Adjournment. Next regular meeting will be held on Tuesday, April 7, 2020 at 11:30 a.m.

PLANNING COMMISSION

ITEM NO. 5.1

PLANNING COMMISSION REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
FEBRUARY 11, 2020
PAGE 1

CALL TO ORDER

The Regular Meeting of the Planning Commission of the City of Industry, California, was called to order by City Manager Helling at 11:30 a.m. in the City of Industry Council Chamber, 15651 East Stafford Street, California.

FLAG SALUTE

The flag salute was led by Commissioner Michael Greubel.

ROLL CALL

PRESENT: Sandra Divers, Commissioner
Michael Greubel, Commissioner
Becky Simon, Commissioner
Andria Welch, Commissioner

ABSENT: Hilda Rodriguez, Commissioner

STAFF PRESENT: Troy Helling, City Manager; Bing Hyun, Assistant City Manager; Dina Lomeli, Consultant Associate Planner; Bianca Sparks, Assistant City Attorney; Julie Robles, Secretary; and Lynn Thompson, Administrator Technician II.

PUBLIC COMMENTS

There were no public comments.

CONSIDERATION OF APPOINTMENT OF CHAIRPERSON AND VICE-CHAIRPERSON

RECOMMENDED ACTION: Consider nominations and make the appointments.

Assistant City Attorney, Bianca Sparks opened the floor to nominate the appointment for the new position of Chair for the Planning Commission.

PLANNING COMMISSION REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
FEBRUARY 11, 2020
PAGE 2

MOTION BY COMMISSIONER WELCH, AND SECOND BY COMMISSIONER DIVERS TO NOMINATE MICHAEL GREUBEL FOR THE POSITION OF CHAIRMAN. MOTION CARRIES 4-0, BY THE FOLLOWING VOTE:

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

Chairman Greubel opened the floor for the nomination of Vice Chairperson for the Planning Commission.

MOTION BY COMMISSIONER DIVERS, AND SECOND BY CHAIRMAN GREUBEL TO NOMINATE ANDRIA WELCH AS VICE CHAIR. MOTION CARRIES 4-0, BY THE FOLLOWING VOTE:

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

CONSENT CALENDAR

6.1 CONSIDERATION OF THE MINUTES OF THE NOVEMBER 12, 2019 REGULAR MEETING

RECOMMENDED ACTION: *Approve as submitted.*

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

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

PLANNING COMMISSION REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
FEBRUARY 11, 2020
PAGE 3

PUBLIC HEARING ITEMS

7.1 PUBLIC HEARING REGARDING THE CONSTRUCTION AND OPERATION OF A NEW FAST FOOD RESTAURANT KNOWN AS PANERA BREAD RESTAURANT, LOCATED AT 17427 COLIMA ROAD

CONSIDERATION OF RESOLUTION NO. PC 2020-01 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ACCEPT THE SURRENDER OF CONDITIONAL USE PERMIT 98-4, APPROVE DEVELOPMENT PLAN NO. 19-10 FOR THE CONSTRUCTION OF A NEW 4,550 SQUARE FOOT COMMERCIAL BUILDING WITH A DRIVE-THRU AND AN OUTDOOR PATIO THAT IS APPROXIMATELY 1,000 SQUARE FEET, AND CONDITIONAL USE PERMIT 19-04, A REQUEST FOR A NEW FAST FOOD RESTAURANT, LOCATED AT 17427 COLIMA ROAD IN THE CITY OF INDUSTRY, CALIFORNIA, AND NOTICE OF EXEMPTION REGARDING SAME

RECOMMENDED ACTION: *Adopt Resolution No. PC 2020-01.*

Chairman Greubel opened the public hearing at 11:35 a.m.

Consultant Associate Planner, Dina Lomeli 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 11:40 a.m.

MOTION BY VICE CHAIR WELCH, AND SECOND BY COMMISSIONER SIMON TO ADOPT RESOLUTION NO. PC 2020-01. MOTION CARRIES 4-0, BY THE FOLLOWING VOTE:

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

PLANNING COMMISSION REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
FEBRUARY 11, 2020
PAGE 4

ORAL COMMENTS FROM THE PLANNING COMMISSION

Chairman Michael Greubel spoke about the loss of a very special person yesterday, Mayor Dave Perez. He did so much for the City and will be very missed. May Dave Perez Rest in Peace.

Vice Chair Andria Welch was a friend of fifty years and expressed that Dave Perez was a very good man and did a lot behind the scenes for the City and will be missed by a lot of people.

ORAL COMMENTS FROM STAFF

City Manager Troy Helling, said there are plans for a project related to Round One for the upcoming March meeting and thanked Michael and Andria for their kind words regarding Dave Perez.

ADJOURNMENT

There being no further business, the Planning Commission adjourned at 11:42 a.m.

MICHAEL GREUBEL
CHAIR

JULIE ROBLES
SECRETARY

PLANNING COMMISSION

ITEM NO. 6.1



CITY OF INDUSTRY

MEMORANDUM

TO: Planning Commission

FROM: Troy Helling, City Manager *TH*

STAFF: Eduardo Manriquez, Contract Planning Technician *EM*
Nathalie Vazquez, Contract Assistant Planner II *NV*
Dina Lomeli, Contract Associate Planner *DL*

DATE: March 10, 2020

SUBJECT: Consideration of an amendment to Conditional Use Permit No. 09-08 permitting an existing family entertainment center with a restaurant, including and the sale of alcoholic beverages, located at 1600 South Azusa Avenue, Unit 285, to expand into, and operate out of, the adjacent Unit 287.

Proposal:

Shintaro Kaji, representing Round One Entertainment, Inc. (DBA Round 1 Bowling & Amusement) ("Round 1"), requested an amendment of Conditional Use Permit ("CUP") No. 09-08 to allow the existing family entertainment center with food and alcoholic beverage service expand into the adjacent unit. Round 1 is proposing to add new amenities to its family entertainment center such as inline skating, mechanical bull riding, trampolines, futsal, basketball, batting cages, segway riding, and other sports challenges ("Project").

Round 1 is proposing to completely demolish the interior of Unit 287 and expand the existing 59,028 square foot family entertainment center operating in Unit 285, into the adjacent unit 287, to have a combined square footage of 103,512 square feet. Previously, Unit 287 was a 40,484 square foot commercial retail store formerly known as Toys R Us and Babies R Us. The new unit will consist of a remodeled play area known as Spo-Cha and will be accessible through an exterior entrance or through a hallway combining the units. The use will continue to operate seven (7) days a week between the hours of 10:00 A.M. and 2:00 A.M., with approximately sixty (60) to seventy (70) employees working every day. Pursuant to Section 17.12.025.6 of the City's Municipal Code ("Code"), a CUP is required to operate any business or use that includes entertainment.

Project Background:

Round 1 is a chain of family entertainment centers found throughout commercial shopping centers and malls in the United States and Japan. Currently Round 1 has over 140 locations, with 40 of them being in the United States. Spo-Cha, which stands for Sports- Challenge, is currently only available in Japan throughout several locations. Spo-Cha offers more hands on games in addition to the arcade, bowling, and karaoke a regular Round 1 offers.

Previously, Unit 287 was occupied by Toys R Us and Babies R Us. The business closed in early 2018 and has remained vacant since. Now Round 1 is seeking to bring in more clients into the

mall by expanding its family entertainment center use of Unit 285 into the adjacent unit. The amendment of CUP 09-08 would make this addition of Spo-Cha in the City of Industry one of the first of five in the country.

Location and Surroundings:

As shown on the location map (Exhibit A), Round 1 is located within the existing Puente Hills Mall. Surrounding Round 1 within the mall are approximately 113 other tenants offering a variety of restaurants, retail stores, and commercial uses. The Property is bounded by Commercial zoning to the North, South, East, and West.

Staff Analysis:

The request for an amendment to expand into the adjacent unit is consistent with the Zoning "C" (Commercial) and General Plan (Commercial) land use designation. There is no additional expansion of the existing floor area of Unit 285 or 287. Additionally, the use at this location complies with the standards in Section 17.12.025 and 17.12.030 of the City of Industry Municipal Code.

Property

The Property is adequate in size, shape, topography and location for the proposed because the Property accommodates the yards, walls, fences, parking and loading facilities, and landscaping required by Sections 17.12.050 and complies with the development standards set forth in Section 17.36.060 of the Municipal Code. Further, there are adequate utilities to accommodate the proposed use because the family entertainment center will be located within an existing shopping center in an existing commercial building, which is currently serviced by local utilities. The expansion into the adjacent unit involves an interior demolition and tenant improvements, but does not require approval of a development plan because the improvements total less than \$75,000.00. . The Applicant, business owner, and property owner are responsible for complying with the current Building and Fire Codes.

Access

There will be adequate street access, traffic circulation and parking capacity for the proposed use. The Property is served by adequate street access and improved as necessary to carry the kind and quantity of traffic such use would generate. The Property is currently served by the 60 Freeway, Azusa Avenue, Castleton Street, Albatross Road, and Colima which are of adequate capacity to serve the commercial use. The Property is arranged to avoid traffic congestion, ensure the public health, safety and general welfare and prevent adverse effects upon neighboring properties because it has been designed to minimize any potential impacts by complying with the City's Code. The Property has two main entrances, which are shared access driveways with the mall and located to the east of the building, on Albatross Road. Both entrances consist of a 26 foot driveway that will lead into the main parking lot of the site. There are also various entrances throughout the mall that lead to the building. All existing and proposed drive aisles on this site are 26 feet or greater.

Compatibility

The expansion of the family entertainment center into the adjacent unit is compatible with the surrounding properties and uses because the area is composed of retail stores, restaurants, and offices. The proposed expansion is simply the expansion of another commercial use. Further, the expansion complements the Puente Hills Mall and will provide additional entertainment for families to experience and for the surrounding community and the City itself. With the addition of amenities to Round 1 more people will visit the Mall due to increased family entertainment options within the area. This in turn will help the viability of the Mall and encourage people to visit the surrounding retail stores, restaurants, and offices. The uses of the surrounding properties may

change, but the character will remain commercial in nature which is consistent with the General Plan and Zoning designations of the site. The proposed amendment to expand the use into the adjacent unit will also contribute to the economic viability of the shopping center by drawing in more customers.

Parking

The existing site is developed with 5,527 parking spaces. The proposed use is commercial in nature. There is no expansion of the building's footprint, as the approval of this amendment is to expand the use into the adjacent unit, therefore no additional parking is required.

Environmental Analysis:

The proposed project is exempt from the California Environmental Quality Act (CEQA) per Section 15301 (Class 1 Existing Facilities (a)) of the CEQA Guidelines for the following reasons: (1) Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The existing tenant space is vacant, but was previously occupied by a commercial use. The family entertainment center, which is also a commercial use, is permitted with the approval of a CUP. The Project is for the expansion of the existing use into the existing adjacent unit. Since the prior and proposed use are both commercial, there is only a negligible expansion of the use. The Project will also consist of minor interior alterations/repairs in order to be able to operate as a family entertainment center. (2) The project does not propose an increase of square footage of the existing structure or alteration to the on-site parking. Both Units 285 and 287 will remain the same size, there is no expansion to the building's footprint. The Notice of Exemption (Exhibit D) will be posted at the Los Angeles County Clerk's Office after approval by the Planning Commission.

Public Hearing:

The required Public Hearing Notice (Exhibit E) was posted on the site, Fire Station 118, City Hall, Council Chambers, and distributed to surrounding property owners within 300 feet of the site February 28, 2020, pursuant to Government Code Section 65091.

Fiscal Impact:

Approving the amendment to Conditional Use Permit 09-08 allows Round 1 to expand the family entertainment center use into the adjacent Unit 287, and will have a positive fiscal impact to the City. By occupying the previously vacant tenant space that brought in no revenue for approximately two years, clients are more likely to visit the Puente Hills Mall, thereby increasing sales tax revenue.

Recommendation:

The proposed use complies with the use standards of the City's Code and satisfies the findings noted in the Resolution, therefore Staff recommends that the Planning Commission adopt Resolution No. PC 2020-02 (Exhibit F) approving amending Conditional Use Permit 09-08, the Standard Requirements and Conditions of Approval, and notice of exemption regarding same.

Exhibits:

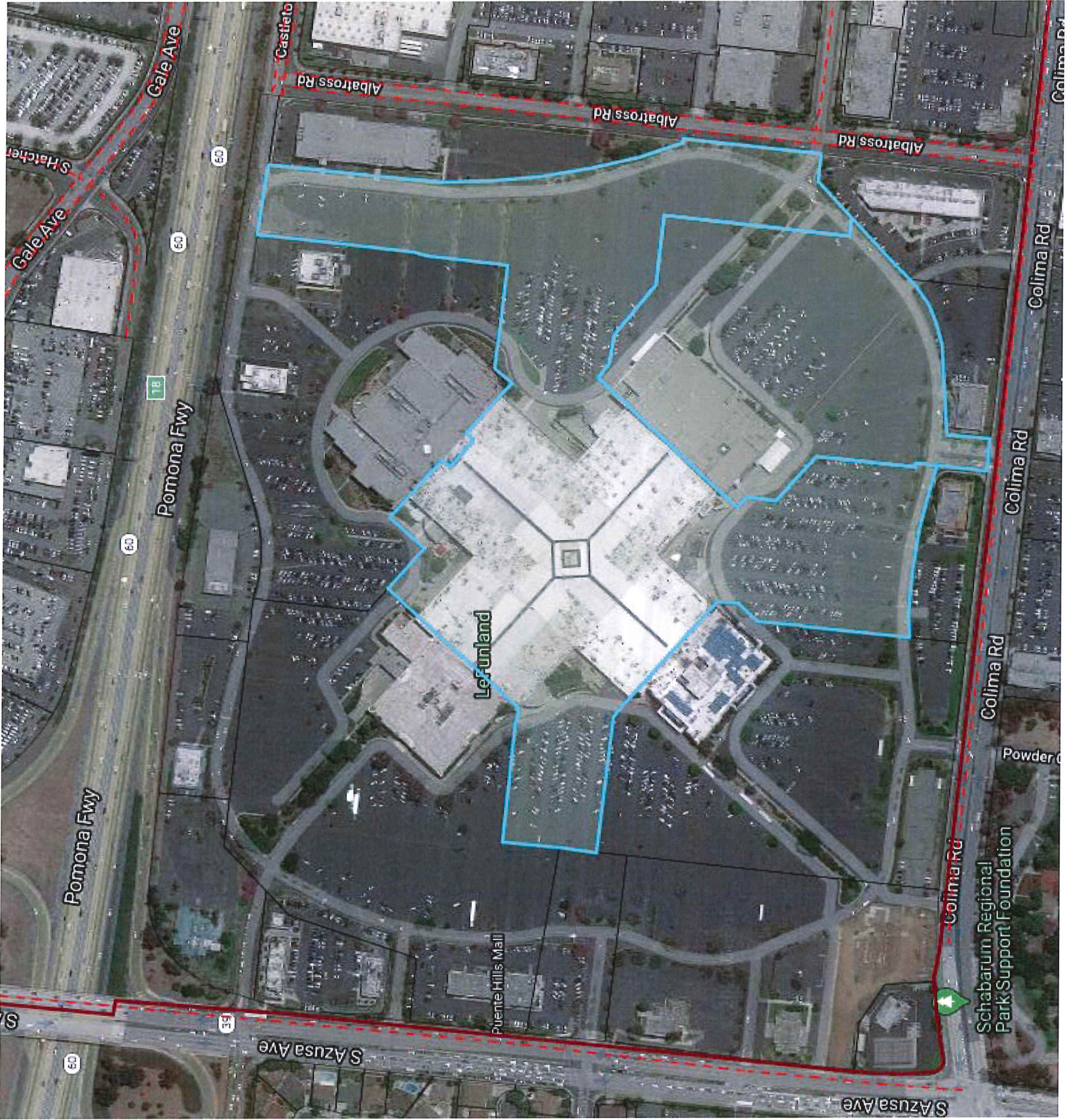
- A. Location Map - Amendment of CUP 09-08
- B. Site Plan – Amendment of CUP 09-08
- C. Floor Plan – Amendment of CUP 09-08

- D. Notice of Exemption Amendment of CUP 09-86
- E. Public Hearing Notice
- F. Resolution No. PC 2020-02- recommending Planning Commission approval amendment of Conditional Use Permit No. 09-08 with findings of approval, Standard Requirements and Conditions of Approval.

EXHIBIT A

Location Map – Amendment of CUP 09-08

[Attached]



Satcher
Gale Ave

Pomona Fwy
60

Pomona Fwy
60

S
60

Castro
Albatross Rd

18
Romona Fwy
60

60

Sazusa Ave
60

Albatross Rd

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Albatross Rd

Lefunland

Puente Hills Mall

Colima Rd

Schabarum Regional
Park Support Foundation

Colima Rd

Colima Rd

Colima Rd

Colima Rd

Powder C

Colima Rd

Colima Rd

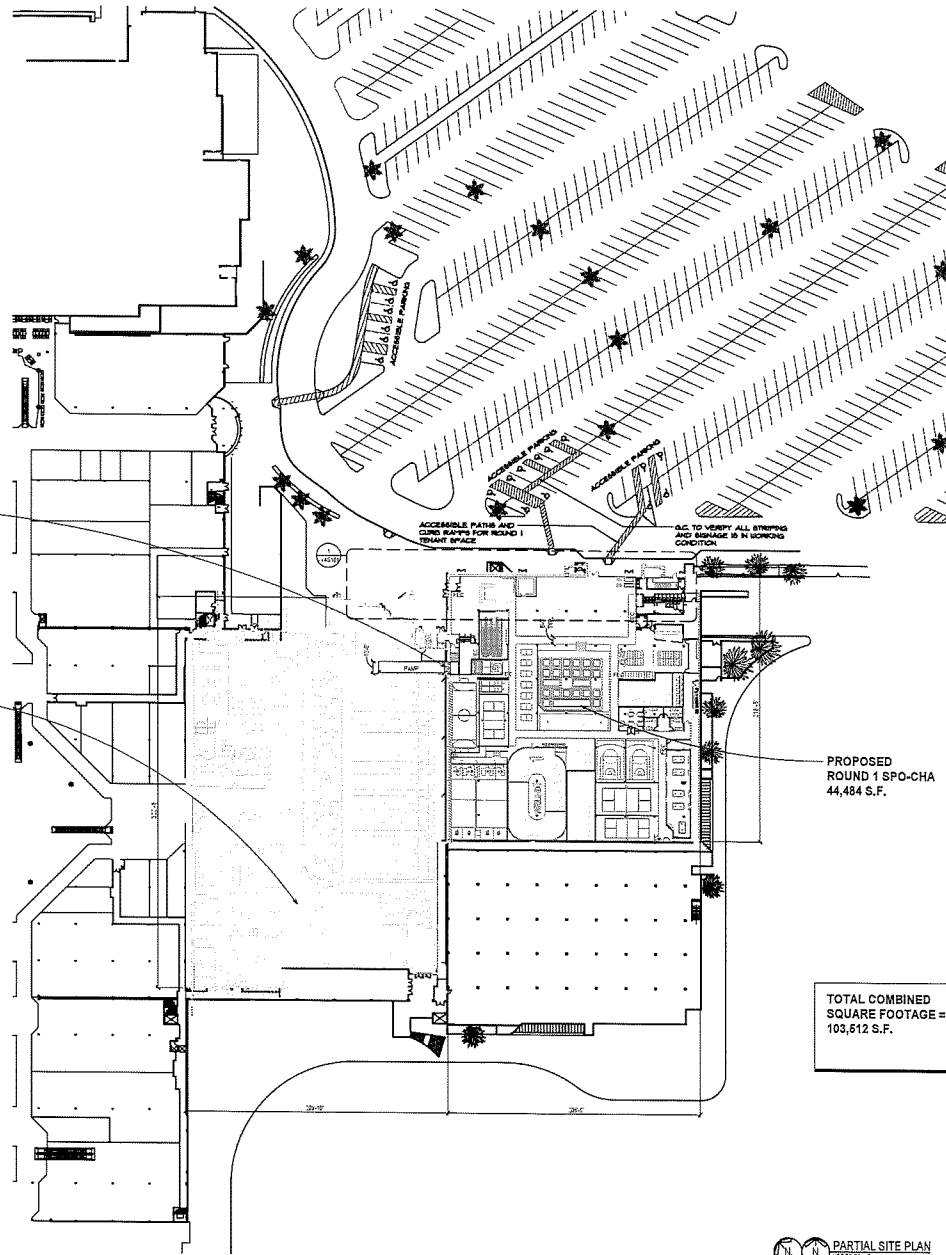
Colima Rd

Colima Rd

EXHIBIT B

Site Plan – Amendment of CUP 09-08

[Attached]



PROPOSED CONNECTOR:
10' WIDE

EXISTING ROUND 1
59,028 S.F.

PROPOSED
ROUND 1 SPD-CHA
44,484 S.F.

TOTAL COMBINED
SQUARE FOOTAGE =
103,612 S.F.



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PRELIMINARY
FOR CONSTRUCTION

PROJECT
**ROUND 1
BOWLING AND
AMUSEMENT**

PUENTE HILLS
SPOCHA

TENANT
IMPROVEMENT

TENANT
ROUND 1
ENTERTAINMENT

1600 S. AZULSA AVE.
CITY OF INDUSTRY, CA 91748

3076 SATURN ST.
SITE 200
BREA, CA 92621

RELEASE DATE	
DATE	DESCRIPTION
12-15-11	FOR REVIEW
12-15-11	FOR REVIEW
12-15-11	FOR REVIEW
12-15-11	FOR REVIEW

PROJECT
1906090GR

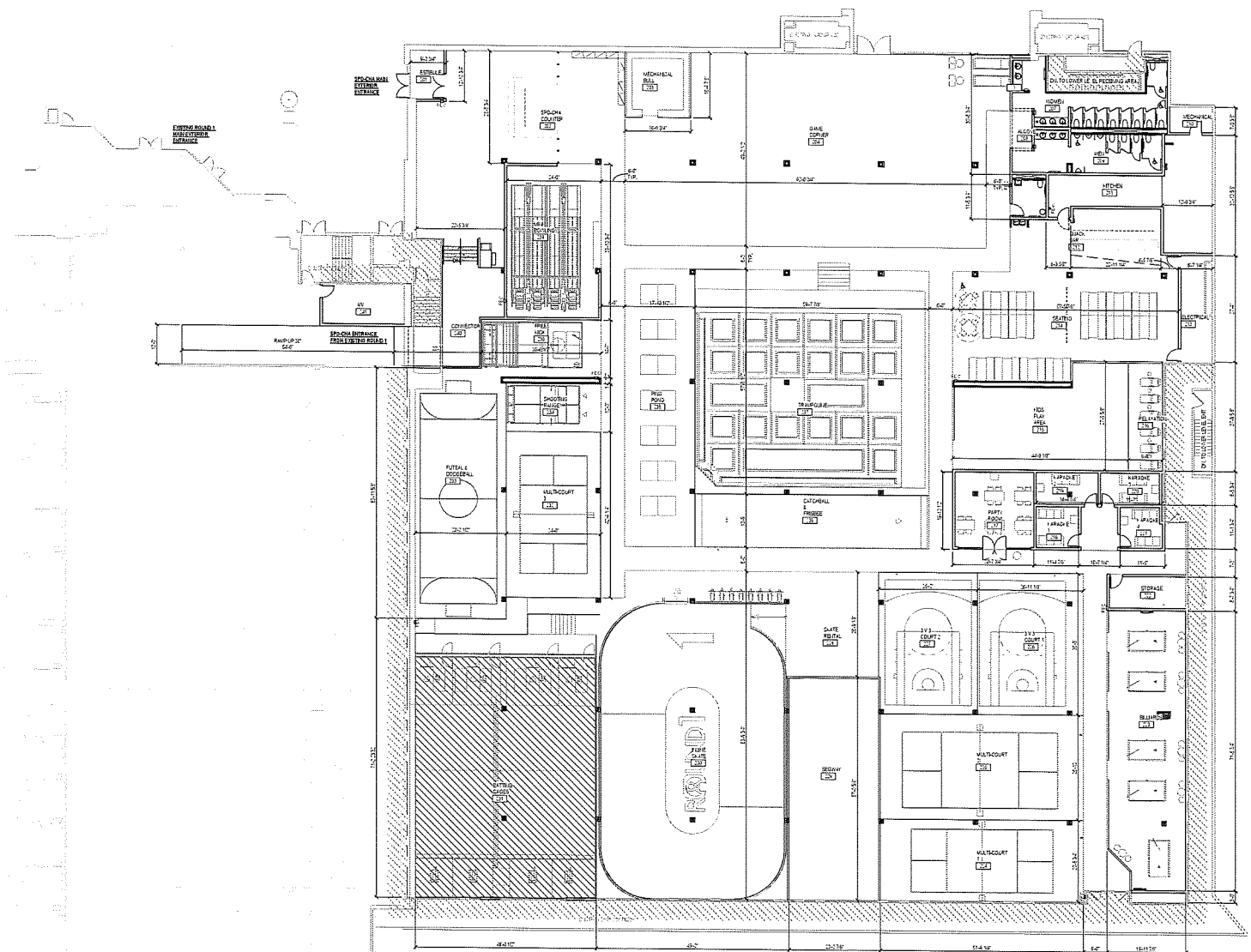
SHEET
**ARCHITECTURAL SITE
PLAN
AS101**



EXHIBIT C

Floor Plan – Amendment of CUP 09-08

[Attached]



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PRELIMINARY
 FOR CONSTRUCTION

PROJECT
 ROUND 1
 BOWLING AND
 AMUSEMENT

PUEENTE HILLS
 SPOCHA

TENANT
 IMPROVEMENT

1600 S. ADISA AVE.
 CITY OF INDUSTRY, CA 91748

TENANT
 ROUND 1
 ENTERTAINMENT

3070 SATURN ST.
 STE. 200
 BREA, CA 92621

RELEASE DATE

DATE	DESCRIPTION
3-15-19	FOR REVIEW
3-28-19	FOR REVIEW
4-23-19	FOR REVIEW
4-23-19	FOR REVIEW

PROJECT
 1906090GR

SHEET
 ARCHITECTURAL FLOOR
 PLAN

A-100

FLOOR PLAN
 SCALE: 1/8" = 1'-0"

Exhibit D

Notice of Exemption - Amendment of CUP 09-08

[Attached]

NOTICE OF EXEMPTION

To: County Clerk
County of Los Angeles
Environmental Filings
12400 East Imperial Highway #2001
Norwalk, CA 90650

From: City of Industry
15625 E. Stafford Street, Suite 100
City of Industry, CA 91744

Project Title: Round One Entertainment, Inc.,
Amendment of Conditional Use Permit 09-08

Project Location - Specific: 1600 South Azusa Avenue, Unit 285
and Unit 287

Project Location-City: City of Industry **Project Location-County:** Los Angeles

Description of Project: Shintaro Kaji, representing Round One Entertainment, Inc. (DBA Round 1 Bowling & Amusement) ("Round 1"), is requesting an amendment of Conditional Use Permit ("CUP") No. 09-08 to allow the previously approved family entertainment center with food and beverage service including alcohol, in Unit 285 to expand into the adjacent unit number 287. Round 1 is proposing to add new amenities to its expanded family entertainment center such as inline skating, mechanical bull riding, trampolines, futsal, basketball, batting cages, segway riding, and other sports challenges.

Name of Public Agency Approving Project: Planning Commission, City of Industry

Name of Person or Agency Carrying Out Project: Shintaro Kaji, representing Round One Entertainment, Inc.

Exempt Status: *(check one)*

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. *State type and section number:* 15301(a)
- Statutory Exemptions. *State code number:*

Reasons why project is exempt: The proposed project is exempt from the California Environmental Quality Act (CEQA) per Section 15301 (Class 1 Existing Facilities (a)) of the CEQA Guidelines for the following reasons: (1) Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The existing tenant space is vacant, but was previously occupied by a commercial use. The family entertainment center, which is also a commercial use, is permitted with the approval of a CUP. The Project is for the expansion of the existing use into the existing adjacent unit. Since the prior and proposed use are both commercial, there is only a negligible expansion of the use. The Project will also consist of minor interior alterations/repairs in order to be able to operate as a family entertainment center. (2) The project does not propose an increase of square footage of the existing structure or alteration to the on-site parking. Both Units 285 and 287 will remain the same size, there is no expansion to the building's footprint.

Lead Agency

Contact Person: Eduardo E Manriquez

Telephone: (626)333-2211

Signature: _____

Date: March 10, 2019

Title: Contract Planning Technician

Exhibit E

Public Hearing Notice – Amendment of CUP 09-08

[Attached]



CITY OF INDUSTRY

NOTICE OF PUBLIC HEARING

Amendment of Conditional Use Permit No. 09-08

On February 28 , 2020 notice has been given that the Planning Commission of the City of Industry will hold a public hearing to consider an application from _Shintaro Kaji, representing Round One Entertainment, Inc for amendment of Conditional Use Permit No. 09-08 ("CUP No. 09-08").

Project Location: The property located at 1600 South Azusa Avenue, Unit 285 and Unit 287 in the City of Industry. ("Property"); and the project site is zoned "C" Commercial.

Project Description: Amendment of CUP No. 09-08 will allow the previously approved family entertainment center with food and beverage service including alcohol, in Unit 285 to expand into the adjacent unit number 287

A copy of all relevant material, including the Conditional Use Permit application, and Notice of Exemption are on file in the City Administrative Offices, 15625 East Stafford Street, Suite 100, City of Industry, California 91744 or via the City of Industry's website at www.cityofindustry.org. Please contact Eduardo Manriquez, Consultant Planning Technician, at the City of Industry at 626-333-2211 extension 144 or by email at emanriquez@cityofindustry.org if you have questions.

The time, date and place of such hearing shall be as follows:

Time: 11:30 a.m.
Date: March 10, 2020
Place: City Council Chamber
15651 East Stafford Street
City of Industry, CA 91744

Any person wishing to be heard regarding this matter may appear at the above time, date and place. Written comments may be sent via U.S. Mail or by hand delivery to the City of Industry, at 15625 Stafford Street, Suite 100, City of Industry, CA 91744 or via email to the email address listed above. All comments must be received at, or prior to, the date and time of the hearing listed above.

If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission of the City of Industry at, or prior to, the public hearing.

Julie Gutierrez-Robles, City Clerk

Exhibit F

Resolution No. PC 2020-02

[Attached]

RESOLUTION NO. PC 2020-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, APPROVING AN AMENDMENT TO CONDITIONAL USE PERMIT NO. 09-08, PERMITTING AN EXISTING FAMILY ENTERTAINMENT CENTER WITH A RESTAURANT, INCLUDING THE SALE OF ALCOHOLIC BEVERAGES, LOCATED AT 1600 SOUTH AZUSA AVENUE, UNIT 285, TO EXPAND INTO AND OPERATE OUT OF THE ADJACENT UNIT 287, ADOPTING A NOTICE OF EXEMPTION REGARDING SAME, AND MAKING FINDINGS IN SUPPORT THEREOF

RECITALS

WHEREAS, on January 31, 2020, Shintaro Kaji, representing Round One Entertainment, Inc. (DBA Round 1 Bowling & Amusement) (“Applicant”), filed a complete application requesting an amendment to Conditional Use Permit (“CUP”) No. 09-08, described herein (“Application”); and

WHEREAS, the Application applies to two commercial units, one occupied by the Applicant, and an adjacent vacant unit. The Applicant is proposing expanding the existing Round 1, into the adjacent unit. Round 1 current operates at an existing 96 acre property located at 1600 South Azusa Avenue, City of Industry, at the Puente Hills Mall, California Assessor Parcel Number, Assessor Parcel Number 8265-004-120 & 8265-004-121 (“Property”); and

WHEREAS, in accordance with Section 17.12.025.6 of the City’s Municipal Code (“Code”), a CUP is required for the operation of an indoor family entertainment center; and

WHEREAS, the Land Use Element of the General Plan designates the Property as Commercial. The use proposed under the amendment is consistent with the General Plan as the use provides a family experience that is compatible with, and complementary to the existing commercial uses in the commercial center where located, and does not conflict with the established goals and objectives of the Land Use Element. The proposed expansion at the adjacent unit includes the following new amenities: inline skating, mechanical bull riding, trampolines, futsal, basketball, batting cages, segway riding, and other sports challenges. Pursuant to Section 17.12.025.6, the aforementioned uses are permitted in the “C” Commercial zone, subject to the approval of a CUP, and the operational requirements set forth in Section 17.12.030 of the City’s Code; and

WHEREAS, an Environmental Assessment form was submitted by the Applicant pursuant to the City’s requirements. Based upon the information received and Staff’s review and assessment, the proposed project is exempt from the California Environmental Quality Act (CEQA) per Section 15301 (Class 1 Existing Facilities (a)) of

the CEQA Guidelines for the following reasons: (1) Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The existing tenant space is vacant, but was previously occupied by a commercial use. The family entertainment center, which is also a commercial use, is permitted with the approval of a CUP. The Project is for the expansion of the existing use into the existing adjacent unit. Since the prior and proposed use are both commercial, there is only a negligible expansion of the use. The Project will also consist of minor interior alterations/repairs in order to be able to operate as a family entertainment center. (2) The project does not propose an increase of square footage of the existing structure or alteration to the on-site parking. Both Units 285 and 287 will remain the same size, there is no expansion to the building's footprint; and

WHEREAS, notice of the Planning Commission's March 10, 2020, public hearing amending CUP No. 09-08 was posted in compliance with the City's Code and Government Code Section 65091 at the Property, at three public places, and on the City's website on February 28, 2020; and

WHEREAS, notice of the Planning Commission's March 10, 2020 public hearing amending CUP No. 09-08 was also mailed to property owners within 300 feet of the Property on February 28, 2020; and

WHEREAS, on March 10, 2020 the Planning Commission of the City of Industry conducted a duly noticed public hearing on the Application, and considered all testimony written and oral; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW THEREFORE, it is hereby found, determined and resolved by the Planning Commission of the City of Industry as follows:

SECTION 1: The Planning Commission finds that all of the facts set forth in the Recitals are true and correct, and are incorporated herein by reference.

SECTION 2: All necessary public hearings and opportunities for public testimony and comment have been conducted in compliance with State law and the Municipal Code of the City of Industry.

SECTION 3: an Environmental Assessment form was submitted by the Applicant pursuant to the City's requirements. Based upon the information received and Staff's review and assessment, the proposed project is exempt from the California Environmental Quality Act (CEQA) per Section 15301 (Class 1 Existing Facilities (a)) of the CEQA Guidelines for the following reasons: (1) Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving

negligible or no expansion of existing or former use. The existing tenant space is vacant, but was previously occupied by a commercial use. The family entertainment center, which is also a commercial use, is permitted with the approval of a CUP. The Project is for the expansion of the existing use into the existing adjacent unit. Since the prior and proposed use are both commercial, there is only a negligible expansion of the use. The Project will also consist of minor interior alterations/repairs in order to be able to operate as a family entertainment center. (2) The project does not propose an increase of square footage of the existing structure or alteration to the on-site parking. Both Units 285 and 287 will remain the same size, there is no expansion to the building's footprint.

SECTION 4: Based upon substantial evidence presented to the Planning Commission during the March 10, 2020 public hearing, including public testimony and written and oral staff reports, this Commission finds as follows:

(a) The proposed amendment is consistent with the goals and objectives of the General Plan, and any applicable redevelopment plan. The General Plan designates the site as Commercial, which allows for entertainment uses. The Zoning Ordinance, which implements the General Plan, allows for a family entertainment center with approval of a CUP. In addition, the attached conditions of approval set operational and management standards to ensure that the business will operate in a manner consistent with the General Plan's policies related to noise, safety, property maintenance, and maintaining a professional appearance.

(b) The Property is adequate in size, shape, topography and location for the proposed because the Property accommodates the yards, walls, fences, parking and loading facilities, and landscaping required by Sections 17.12.050 and complies with the development standards set forth in Section 17.36.060 of the Municipal Code. Further, there are adequate utilities to accommodate the proposed use because the family entertainment center will be located within an existing shopping center in an existing commercial building, which is currently serviced by local utilities. The expansion into the adjacent unit involves an interior demolition and tenant improvements, but does not require approval of a development plan because the improvements total less than \$75,000.00. . The Applicant, business owner, and property owner are responsible for complying with the current Building and Fire Codes.

(c) There will be adequate street access, traffic circulation and parking capacity for the proposed use. The Property is served by adequate street access and improved as necessary to carry the kind and quantity of traffic such use would generate. The Property is currently served by the 60 Freeway, Azusa Avenue, Castleton Street, Albatross Road, and Colima which are of adequate capacity to serve the commercial use. The Property is arranged to avoid traffic congestion, ensure the public health, safety and general welfare and prevent adverse effects upon neighboring properties because it has been designed to minimize any potential impacts by complying with the City's Code. The Property has two main entrances, which are shared access driveways with the mall and located to the east of the building, on Albatross Road. Both entrances consist of a 26 foot driveway that will lead into the main parking

lot of the site. There are also various entrances throughout the mall that lead to the building. All existing and proposed drive aisles on this site are 26 feet or greater.

(d) The expansion of the family entertainment center into the adjacent unit is compatible with the surrounding properties and uses because the area is composed of retail stores, restaurants, and offices. The proposed expansion is simply the expansion of another commercial use. Further, the expansion complements the Puente Hills Mall and will provide additional entertainment for families to experience and for the surrounding community and the City itself. With the addition of amenities to Round 1 more people will visit the Mall due to increased family entertainment options within the area. This in turn will help the viability of the Mall and encourage people to visit the surrounding retail stores, restaurants, and offices. The uses of the surrounding properties may change, but the character will remain commercial in nature which is consistent with the General Plan and Zoning designations of the site. The proposed amendment to expand the use into the adjacent unit will also contribute to the economic viability of the shopping center by drawing in more customers.

(e) The expansion of the family entertainment center into the adjacent unit will not be detrimental to the public health, safety, or general welfare because the Applicant, existing and potential business owners and tenants, and the property owner are responsible for complying with City's Code, and the current Los Angeles County Building and the Los Angeles County Fire Codes along with the attached conditions of approval to ensure the business will operate in a manner that minimizes impacts.

SECTION 5: Based upon the foregoing findings, the Planning Commission hereby approves the Notice of Exemption, and directs Staff to file same as required by law, approves the amendment to CUP No. 09-08 to allow for the expansion of the existing family entertainment center into the adjacent Unit 287, and rescinds the prior conditions of CUP No. 09-08, which are hereby replaced in their entirety with the conditions contained in Attachment 1, which shall apply to 1600 South Azusa Avenue, Units 285 and 287, attached hereto and incorporated herein by reference.

SECTION 6. The provisions of this Resolution are severable and if any provision, clause, sentence, word or part thereof is held illegal, invalid, unconstitutional, or inapplicable to any person or circumstances, such illegality, invalidity, unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, sections, words or parts thereof of the Resolution or their applicability to other persons or circumstances.

SECTION 7: The Planning Commission Secretary shall certify to the adoption of this Resolution and the same shall be in full force and effect.

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Industry at a regular meeting held on March 10, 2020 by the following vote:

AYES: COMMISSIONERS:
NOES: COMMISSIONERS:
ABSTAIN: COMMISSIONERS:
ABSENT: COMMISSIONERS:

Michael Greubel
Chairman

ATTEST:

Julie Gutierrez-Robles, City Clerk

Attachment 1

Conditions of Approval – Amendment of CUP 09-08

[Attached]



CITY OF INDUSTRY

Standard Requirements and Conditions of Approval

APPLICATION: Amendment to Conditional Use Permit No. 09-08

APPLICANT: Shintaro Kaji, representing Round One Entertainment, Inc.

LOCATION: 1600 S. Azusa Avenue, Unit 285 & Unit 287

USE: Family entertainment center that includes bowling, arcade games, billiards, darts, table tennis, private karaoke rooms, and sports challenges with food and alcoholic beverage service

Conditions of Approval:

Conditions of approval are unique provisions beyond the requirements of law, the municipal code, or standard practices that are applied to a project by the Planning Commission per Section 17.48.060 of the Zoning Code. Please note that if the design of your project or site conditions change, the conditions of approval may also change. If you have any questions regarding these requirements, please contact the City of Industry.

1. As of the effective date of the PC Resolution 2020-02 approving amendment to CUP No. 09-08, the prior conditions of CUP No. 09-08 are rescinded, which are hereby replaced in their entirety with the conditions found below.
2. The Applicant and/or successor in interest shall comply with all Federal, State, County, and local laws and ordinances applicable to the approved use.
3. The Applicant shall only operate a family entertainment center, and no other use.
4. The applicant shall be allowed to offer and operate the following activities; karaoke, billiards, bowling, arcade games, kids' corner, inline skating, mechanical bull riding, trampolines, futsal, basketball, batting cages, segway riding, and other sports challenges as shown on the approved floor plan.
5. The doors to the private karaoke rooms will not be equipped with locks and will be constructed of clear glass.
6. The private karaoke rooms shall not be equipped with doors or with permanent or temporary room dividers.
7. The private karaoke rooms shall be illuminated to allow full view from the common areas during operating hours.

8. Each private karaoke room will be equipped with clear glass windows.
9. The windows and doors to the private karaoke rooms will remain unobstructed.
10. In addition to those on the mall itself, Applicant shall maintain a security plan approved by the Los Angeles County Sheriff's Department and the City, and shall install security cameras that provide complete coverage inside the facility.
11. At least one on-site security officer shall be present at the facility at all times during operating hours.
12. Colored wrists bands will be utilized to identify patrons who have provided proof of legal drinking age. Individuals that do not have a wrist band shall not be served, and shall not consume alcoholic beverages on the premises.
13. The Property is subject to inspection by the City's Planning Department to ensure compliance with all approved conditions of approval and requirements.

Code Requirements and Standards

The following is a list of code requirements and standards deemed applicable to the proposed project. The list is intended to assist the applicant by identifying requirements that must be satisfied during the various stages of project permitting, implementation, and operation. It should be noted that this list is in addition to any "conditions of approval" adopted by the Planning Commission and noted above. Please note that if the design of your project or site conditions change, the list may also change. If you have any questions regarding these requirements, please contact the City of Industry.

1. The entire Property is subject to inspection by the Los Angeles County Sheriff's Department and/or City representative at any reasonable time without prior notification.
2. Off-street parking shall be provided at all times in accordance with the originally approved site plan and shall be maintained in a clean and attractive manner (trash, litter, or other materials shall be removed regularly).
3. All landscaped areas shall be maintained in accordance with the originally approved landscaping plan, in a healthy and well-kept condition, and kept weed free.
4. All trash containers shall be kept inside a building or in a designated trash enclosure.
5. Emergency fire facilities (hydrants) shall be kept free and unobstructed at all times.
6. All mechanical equipment shall be screened from public view.
7. No outside storage of any personal property, building materials, or other property

not permanently affixed to the real property shall be allowed, unless approved by the Planning Department.

8. No outside display of goods, wares, or merchandise shall be permitted, unless approved by the Planning Department.
9. Any graffiti painted or marked upon the premises or any adjacent area under the control of the permittee shall be removed or painted over within 72 hours of being applied.
10. Adequate lighting will be provided in the parking areas at all times in accordance with the originally approved site plan.
11. The Applicant shall keep the property adjacent to the permitted premises and under control of the permittee, clear of newspaper racks, benches, pay telephones, and any other objects which may encourage loitering.
12. The hours of operation shall remain the same as originally approved. Those hours will remain to be Monday through Sunday 10AM to 2AM.
13. There shall be no adult entertainment, male or female performers or fashion shows permitted on the premises at any time.
14. No X-rated or adult films shall be maintained or shown anywhere on the premises.
15. The permittee shall not permit "Taxi Dancing" to occur on the permitted premises wherein partners are provided for dancing or social purposes.
16. No dancing, live entertainment, DJ or karaoke by employees or customers will be permitted at any time.
17. No employee or agent shall be permitted to accept money or any other thing of value from a customer for the purpose of sitting or otherwise spending time with customers while in the premises, nor shall the permittee provide or permit, or make available either gratuitous or for compensation, male or female persons who act as escorts, companions, or guests of and for the customers.
18. No employee or agent shall solicit or accept any alcoholic or non-alcoholic beverage from any customer while in the premise.
19. No illegal drugs or drug paraphernalia shall be on the premises at any time.
20. All signs, banners, pennants, flags or other outside advertising materials or structures must be approved by the City.
21. Applicant will be held responsible for acquainting all employees with these rules and all local, county, state, or federal laws.

22. No changes to the approved floor plan shall be permitted without written permission from both the Los Angeles County Sheriff's Department and the City of Industry.
23. The noise level created by the business shall not exceed the following at the property line of any adjacent or nearby residential land use, hospital, school in session, church or public library as measured by a sound level meter:
- (a) 55 dBA between 7:00 a.m. - 10:00 p.m.
50 dBA between 10:00 p.m. - 7:00 a.m.
for a cumulative period of more than 30 minutes in any hour;
 - (b) 60 dBA between 7:00 a.m. - 10:00 p.m.
55 dBA between 10:00 p.m. - 7:00 a.m.
for a cumulative period of more than 15 minutes in any hour;
 - (c) 65 dBA between 7:00 a.m. - 10:00 p.m.
60 dBA between 10:00 p.m. - 7:00 a.m.
for a cumulative period of more than 5 minutes in any hour;
 - (d) 70 dBA between 7:00 a.m. - 10:00 p.m.
65 dBA between 10:00 p.m. - 7:00 a.m.
at any time.
24. Any violation of these conditions or any local, county, state or federal laws shall constitute grounds for revocation or suspension of the Conditional Use Permit.
25. No outside cooking, food preparation, or sales of product or merchandise is allowed, unless approved in advance by the Planning Department.
26. Prior to Planning Final, all outstanding fees and invoices due to the City shall be paid in full. If requested by City Staff, the applicant shall provide proof of payment.

Interpretation and Enforcement

1. The Planning Department, Engineering Department, and contract agencies (Los Angeles County Fire Department, Los Angeles Department of Building and Safety) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval.
2. The Planning Department may interpret the implementation of each condition of approval and, with advanced notice, grant minor amendments to approved plans and/or conditions of approval based on changed circumstances, new information, and/or relevant factors as long as the spirit and intent of the approved condition of approval is satisfied. Permits shall not be issued until the proposed minor amendment has been reviewed and approved for conformance with the intent of the approved condition of approval. If the proposed changes are substantial in nature, an amendment to the original entitlement may be required pursuant to the

provisions of Industry Municipal Code.

Indemnification and Hold Harmless Condition

1. The owner of the Property that is the subject of this project, and the Applicant if different from the Property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Industry and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council and Planning concerning this project. The City shall promptly notify the Applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.
2. The Applicant and Property owner shall file an executed and acknowledged Acceptance of Terms and Conditions of amendment of CUP 09-08 within 10 days of approval. The Applicant and Property owner understand that approval of the Resolution and amendment of CUP No. 09-08 will be of no force or effect unless such written consent is submitted to the City within the stated 10-day period.