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

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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

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**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

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**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.

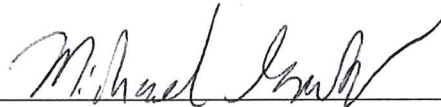
Vice Chair Andria Welch was a friend of fifty years and expressed that Dave Perez was a very good man and did a lot behind the scenes for the City and will be missed by a lot of people.

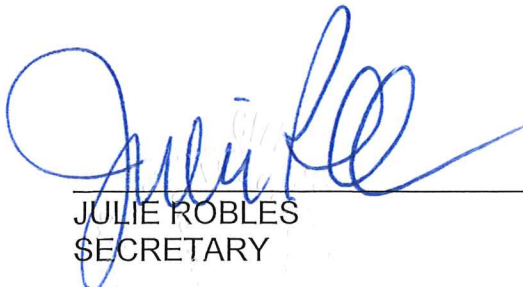
**ORAL COMMENTS FROM STAFF**

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.

  
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MICHAEL GREUBEL  
CHAIR

  
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JULIE ROBLES  
SECRETARY