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PLANNING COMMISSION REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
APRIL 12, 2022  
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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 Chair Cortez at 11:30 a.m., in the City of Industry Council Chamber, 15651 Mayor Dave Way, California and telephonically using Conference Call Number, 657-204-3264, Conference ID: 401 274 244#.

**FLAG SALUTE**

The flag salute was led by Chair Cortez.

**ROLL CALL**

PRESENT: Jacob Cortez, Chair  
Andria Welch, Vice Chair  
Rhonda Contreras, Commissioner  
Sandra Divers, Commissioner  
Roy Haber, Commissioner

STAFF PRESENT: Josh Nelson, City Manager; Bing Hyun, Assistant City Manager; Bianca Sparks, Assistant City Attorney; and Julie Robles, Secretary.

**PUBLIC COMMENTS**

There were none.

**CONSENT CALENDAR**

**5.1 CONSIDERATION OF THE MINUTES OF THE FEBRUARY 8, 2022 REGULAR MEETING**

*RECOMMENDED ACTION:*

*Approve as submitted.*

**5.2 CONSIDERATION OF RESOLUTION NO. PC 2022-08 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, AUTHORIZING REMOTE TELECONFERENCE MEETINGS PURSUANT TO AB 361**

*RECOMMENDED ACTION:*  
08.

*Adopt Resolution No. PC 2022-*

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MOTION BY COMMISSIONER HABER AND SECOND BY COMMISSIONER DIVERS TO APPROVE THE CONSENT CALENDAR AS SUBMITTED. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES:	COMMISSIONER:	CONTRERAS, DIVERS, HABER, VC/WELCH, C/CORTEZ
NOES:	COMMISSIONER:	NONE
ABSENT:	COMMISSIONER:	NONE
ABSTAIN:	COMMISSIONER:	NONE

**PUBLIC HEARING ITEMS**

**6.1 CONSIDERATION OF A RESOLUTION ACCEPTING THE SURRENDER OF CONDITIONAL USE PERMIT NO. 11-4, AND APPROVING CONDITIONAL USE PERMIT NO. 22-04, TO ALLOW FOR THE SALE OF BEER, WINE, AND DISTILLED SPIRITS FOR ON-SITE CONSUMPTION AT THE X-POT RESTAURANT, LOCATED AT 18558 GALE AVE, SUITE 122-128, CITY OF INDUSTRY, CALIFORNIA**

**a. CONSIDERATION OF RESOLUTION NO. PC 2022-09 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, ACCEPTING THE SURRENDER OF CONDITIONAL USE PERMIT 11-4, APPROVING CONDITIONAL USE PERMIT NO. 22-04, TO ALLOW FOR THE OPERATION OF A FULL SERVICE RESTAURANT WITH THE SALE OF BEER, WINE, AND DISTILLED SPIRITS FOR ON-SITE CONSUMPTION LOCATED AT 18558 GALE AVENUE, SUITE 122-128, CITY OF INDUSTRY, CALIFORNIA, ADOPTING A NOTICE OF EXEMPTION REGARDING SAME, AND MAKING FINDINGS IN SUPPORT THEREOF**

*RECOMMENDED ACTION:* *Adopt Resolution No. PC 2022-09.*

Contract Planner Eduardo Manriquez provided a staff report and was available to answer any questions.

Chair Cortez opened the public hearing at 11:38 a.m.

Chair Cortez inquired if anyone wanted to be heard on the matter. Hearing none, Chair Cortez closed the public hearing at 11:39 a.m.

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MOTION BY VICE CHAIR WELCH, AND SECOND BY COMMISSIONER DIVERS TO ADOPT RESOLUTION NO. PC 2022-09. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

AYES: COMMISSIONER: CONTRERAS, DIVERS, HABER, VC/WELCH,  
C/CORTEZ

NOES: COMMISSIONER: NONE

ABSENT: COMMISSIONER: NONE

ABSTAIN: COMMISSIONER: NONE

#### **CITY MANAGER REPORTS**

Assistant City Manager Bing Hyun wished everyone a Happy Easter

#### **AB 1234 REPORTS**

Chair Jacob Cortez mentioned that he attended the League of California Cities Planning Commission Academy in San Ramon on March 16<sup>th</sup> through the 18<sup>th</sup>.

#### **COMMISSIONER COMMUNICATIONS**

There were none.

#### **ADJOURNMENT**

There being no further business, the Planning Commission adjourned at 11:40 a.m.

  
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JULIE ROBLES  
SECRETARY

  
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JACOB CORTEZ  
CHAIR