
PLANNING COMMISSION

CITY OF INDUSTRY

REGULAR MEETING AGENDA
DECEMBER 6, 2022
11:30 A.M.



CHAIR JACOB CORTEZ
VICE CHAIR ANDRIA WELCH
COMMISSIONER RHONDA CONTRERAS
COMMISSIONER SANDRA DIVERS
COMMISSIONER ROY HABER

Location: City Council Chamber, 15651 Mayor Dave Way, City of Industry, California

Addressing the Commission:

NOTICE OF TELEPHONIC MEETING:

- **Pursuant to AB 361 (Government Code Section 54953(e)), this meeting will be held in person and telephonically. Members of the public can attend the hybrid meeting and offer public comments either in person or telephonically, by calling the following conference call number: 657-204-3264, then entering the following Conference ID: 639 464 708 #. Pursuant to the Governor's Executive Order, and in compliance with the Americans with Disabilities Act, if you need special assistance to participate in the Planning Commission meeting (including assisted listening devices), please contact the City Clerk's Office at (626) 333-2211 by 2:00 p.m. on Monday, December 5, 2022, to ensure that reasonable arrangements can be made to provide accessibility to the meeting.**
- **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 matter listed on the Agenda.
- **Public Comments (Non-Agenda Items Only):** 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.

Agendas and other writings:

In compliance with Government Code Section 54957.5(b), staff reports and other public records permissible for disclosure related to open session agenda items are available at City Hall, 15625 Mayor Dave Way, City of Industry, California, at the office of the City Clerk of the City Council during regular business hours, Monday through Thursday, 8:00 a.m. to 5:00 p.m., Fridays 8:00 a.m. to 4:00 pm. City Hall doors are closed between 12:00 p.m. to 1:00 p.m. each day. Any person with a question concerning any agenda item may call the City Clerk's Office at (626) 333-2211.

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 request specific items be removed from the Consent Calendar for separate action.

- 5.1 Consideration of Resolution No. PC 2022-20 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, AUTHORIZING REMOTE TELECONFERENCE MEETINGS PURSUANT TO AB 361

RECOMMENDED ACTION: *Adopt Resolution No. PC 2022-20.*

6. **PUBLIC HEARING ITEMS**

- 6.1 Consideration of a Resolution approving an amendment to Conditional Use Permit No. 09-08, to upgrade an existing alcohol license from a Type 41 (beer and wine) to Type 47 (beer, wine, and distilled spirits) at an existing bowling and amusement center (Round1), located at 1600 South Azusa Avenue, Suite 285 & 287, City of Industry, California, adopting a Notice of Exemption regarding same, and making findings in support thereof

Consideration of Resolution No. PC 2022-19 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, AMENDING CONDITIONAL USE PERMIT NO. 09-08, TO ALLOW FOR THE MODIFICATION OF AN EXISTING ALCOHOL LICENSE FOR THE ROUND 1 BOWLING AND AMUSEMENT CENTER LOCATED AT 1600 SOUTH AZUSA AVENUE, SUITES 285 & 287, ADOPTING A NOTICE OF EXEMPTION REGARDING SAME, AND MAKING FINDINGS IN SUPPORT THEREOF

RECOMMENDED ACTION: *Adopt Resolution No. PC 2022-19*

7. **CITY MANAGER REPORTS**

8. **AB 1234 REPORTS**

9. **COMMISSIONER COMMUNICATIONS**

10. Adjournment. Next regular meeting will be held on Tuesday, January 10, 2023, at 11:30 a.m.

PLANNING COMMISSION

ITEM NO. 5.1

RESOLUTION NO. PC 2022-20

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, CONTINUING THE AUTHORIZATION OF REMOTE TELECONFERENCE MEETINGS PURSUANT TO AB 361

RECITALS

WHEREAS, the Planning Commission is committed to preserving and encouraging public access and participation in its meetings; and

WHEREAS, all meetings of the Planning Commission are open and public, as required by the Ralph M. Brown Act (Gov. Code §§54950 – 54963) (“Brown Act”), so that any member of the public may attend, participate, and observe the Planning Commission conduct its business; and

WHEREAS, in March 2020 as a response to the ongoing COVID-19 pandemic, Governor Newsom issued Executive Orders N-25-20 and N-29-20. These orders suspended certain elements of the Brown Act and specifically allowed for legislative bodies as defined by the Brown Act to hold their meetings entirely electronically with no physical meeting place. On June 11, 2021, Governor Newsom issued Executive Order N-08-21, which provided that the provisions in Executive Order N-29-20 suspending certain elements of the Brown Act would continue to apply through September 30, 2021; and

WHEREAS, on September 16, 2021 Governor Newsom signed AB 361, which added subsection (e) to Government Code §54953 of the Brown Act, and makes provisions for remote teleconferencing participation in meetings by members of a legislative body, without compliance with the requirements of Government Code §54953(b)(3), subject to the existence of certain conditions; and

WHEREAS, one of the conditions required is that a state of emergency has been declared by the Governor pursuant to Government Code §8625, proclaiming the existence of conditions of disaster or of extreme peril to the safety of persons and property within the state caused by conditions as described in Government Code §8558; and

WHEREAS, it is further required that state or local officials have imposed or recommended measures to promote social distancing, or, the legislative body meeting in person would present imminent risks to the health and safety of attendees; and

WHEREAS, in March 2020, in response to the spread of COVID-19 in the State of California, the Governor proclaimed a State of Emergency pursuant to Government Code §8625, and issued a number of executive orders aimed at containing the COVID-19 virus, and the County of Los Angeles through various Orders of the Los Angeles County Health Officer, continues to impose or recommend measures to promote social distancing; and

WHEREAS, Los Angeles County officials have recommended measures to promote social distancing and strongly recommend masks for all regardless of vaccination status in an effort to slow the transmission of COVID-19 throughout the State and Los Angeles County; and

WHEREAS, the Planning Commission is concerned about the health and safety of all individuals of the public who attend public meetings; and

WHEREAS, as a consequence of the continued state of emergency, the Planning Commission adopted Resolution No. PC 2022-01 on January 11, 2022, Resolution No. PC 2022-07 on February 10, 2022, Resolution No. PC 2022-08 on April 12, 2022, Resolution No. PC 2022-13 on May 12, 2022, Resolution No. PC 2022-14 on July 12, 2022, and Resolution No. PC 2022-16 on November 8, 2022, finding and determining that the Planning Commission would continue to conduct its meetings without compliance with Government Code §54953(b)(3), as authorized by Government Code §54953(e), and that the Planning Commission would continue to comply with the requirements to provide the public with access to all public meetings as prescribed in §54953(e)(2); and

WHEREAS, pursuant to the provisions of AB 361, the Planning Commission hereby finds and determines that the findings set forth in Resolution No. PC 2022-16 remain, and that it is thereby necessary to continue to conduct its meetings without compliance with Government Code §54953(b)(3), as authorized by Government Code §54953(e).

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA DOES HEREBY FIND, DETERMINE AND RESOLVE 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: The Planning Commission hereby considers the existing conditions of the state of emergency, local officials in Los Angeles County have recommended or imposed measures to promote social distancing in connection with COVID-19. Based on these facts, findings, and determinations, the Planning Commission authorizes staff to conduct remote teleconference meetings of the Planning Commission, under the provisions of Government Code §54953(e).

SECTION 3: The City Manager is hereby authorized and directed to take all actions necessary to carry out the intent and purpose of this Resolution and AB 361, including continuing to conduct open and public meetings in accordance with the Brown Act.

SECTION 4: This Resolution shall take effect December 8, 2022, and shall be effective until the earlier of January 7, 2023, or such time as the Planning Commission adopts a subsequent resolution in accordance with Government Code §54953(e)(3) to

extend the time during which the Planning Commission may continue to meet by teleconference.

PASSED, APPROVED AND ADOPTED by the Planning Commission at a regular meeting held on December 6, 2022, by the following vote:

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

Jacob Cortez, Chairperson

ATTEST:

Julie Gutierrez-Robles, Secretary

PLANNING COMMISSION

ITEM NO. 6.1



CITY OF INDUSTRY

MEMORANDUM

To: Members of the Planning Commission

From: Joshua Nelson, City Manager

Staff: Mike Poland, Contract Planning Manager *gn*
Eduardo Manriquez, Contract Assistant Planner *EM*

Date: December 6, 2022

Subject: Consideration of a Resolution approving an amendment to Conditional Use Permit No. 09-08, to upgrade an existing alcohol license from a Type 41 (beer and wine) to a Type 47 (beer, wine, and distilled spirits) at an existing bowling and amusement center (Round 1), located at 1600 South Azusa Avenue, Suites 285 and 287, City of Industry, California, and adopting a Notice of Exemption regarding same, and making findings in support thereof

Proposal:

Marjonette “Marji” Lee, on behalf of Round 1 (“Applicant”), is requesting approval of an amendment to Conditional Use Permit (“CUP”) No. 09-08, to upgrade an existing alcohol license from a Type 41 (beer and wine) to a Type 47 (beer, wine, and distilled spirits) at the property located at 1600 South Azusa Avenue (The Puente Hills Mall), Suites 285 and 287, City of Industry, California (Assessor’s Parcel Numbers 8265-004-120 and 8265-004-121).

Location and Surroundings:

The Puente Hills Mall is located on 96-acres and has a 1,335,210 square-foot multi-tenant building with 155 current tenants that includes restaurants, entertainment uses, retail shops, and personal services.

As shown on the location map (Exhibit A), Round 1 is located inside the Puente Hills Mall at its eastern entrance. The Puente Hills Mall is surrounded by commercial uses to the north, south, east, and west, and is bound by the 60 Freeway to the north, Albatross Road to east, Colima Road to the south, and Azusa Avenue to the west.

Project Background:

Round 1 is an existing indoor bowling and amusement center that has gaming arcades, karaoke, billiards, darts, and ping-pong, plus food and alcoholic beverage service (beer and wine). Round 1 has operated in the City since 2009.

November 9, 2009

In 2009, Round 1 applied for a Conditional Use Permit (CUP No. 09-08) to operate an indoor bowling and amusement center with food and alcoholic beverage service (beer and wine) within Suite 285 at the Puente Hills Mall. On November 9, 2009, the Planning Commission approved Conditional Use Permit No. 09-08 (Resolution No. PC-401).

March 10, 2020

In 2020, Round 1 applied for an amendment to Conditional Use Permit No. 09-08 to expand its operations into the adjacent vacant tenant space, Suite 287. The 2020 request to amend the Conditional Use Permit allowed the business to offer additional indoor sports challenges. This included inline skating, mechanical bull riding, trampolines, futsal (a football-based game played on a small hard court), basketball, batting cages, segway riding, and other sports challenges. The Planning Commission approved the first amendment to Conditional Use Permit No. 09-08 on March 10, 2020 (Resolution No. PC 2020-02).

If the current proposal to amend Conditional Use Permit No. 09-08 is approved, it would allow an upgrade to Round 1's current Alcohol Beverage Control (ABC) license from a Type 41 (allows the onsite sale and consumption of beer and wine to patrons of a bona fide eating place) to a Type 47 license. The Type 47 license authorizes the sale of beer, wine, and spirits for consumption on premises, and authorizes the sale of beer and wine for consumption off the license's premises. Below are the State ABC's requirements for a Type 47 license:

- Must operate and maintain the licensed premises as a bona fide eating place.
- Must maintain suitable kitchen facilities and must make actual and substantial sales of meals for consumption on the premises.
- Minors are allowed on the premises.

Based on the nature of the Round 1 business as an indoor multi-entertainment facility and its location inside the Puente Hills Mall, staff has placed a condition of approval on the Project which will prohibit the sale of alcohol for consumption off the license's premise's.

Staff Analysis:

The request to amend Conditional Use Permit No. 09-08 would allow an upgrade to the existing ABC license from a Type 41 to a Type 47, which would allow the sale of beer, wine, and distilled spirits in an existing commercial space. No new construction or modifications to the either Suite 285 or Suite 287 are being proposed. Round 1 is open seven days a week from 10 am to 2 am.

Suite 285 is comprised of the following amenities; bowling, billiards, table tennis, arcade games, restaurant with bar area, and private karaoke/party rooms.

Suite 287 is comprised of the following amenities; arcade games, snack bar, inline skating, mechanical bull riding, trampolines, futsal courts, basketball courts, batting cages, segway riding, and other sports challenges.

Staff consulted with the Los Angeles County Sheriff's Department on this application. The Sheriff's Department did not have any objections to the request and felt the security measures and lighting in place on the site were sufficient and they did not request any specific upgrades to the site as a condition of approval.

The project site is not located in a high crime area nor is it in an over concentrated district for on-site alcohol sales uses. ABC reports that the existing liquor license for the restaurant is in good standing and the restaurant has no history of nuisance or disorder at the site and there have been no calls for service.

Zoning

The zoning designation for the site is Commercial. Pursuant to Sections 17.12.025.6 and 17.12.025.14 of the City's Municipal Code, a family entertainment center and restaurants with alcohol service are permitted in the Commercial Zone with the approval of a Conditional Use Permit.

The proposed amendment will not affect the determinations previously made by the Planning Commission in that the proposed use remains consistent with the provisions of Chapter 17 of the Industry Municipal Code. Therefore, the proposed project has been conditioned to comply with all applicable provisions of the City's Municipal Code.

General Plan Consistency

The site has a General Plan Commercial land use designation. This land use designation allows for a mixture of commercial (retail, service, tourist serving) medical, professional office, entertainment, fitness, and dining uses. By providing arcade games, bowling, sports challenges, food, and alcohol, Round 1 is providing entertainment and dining for the surrounding communities in the San Gabriel Valley.

Also, this project is consistent with the General Plan Goal LU2, which encourages a competitive business climate and blend of businesses that best serve the long-term economic future. There are five additional restaurants with on sale liquor licenses located within the Puente Hills Mall. The Proposed Amendment will assist in encouraging a competitive business climate by enhancing the City's economic base and business environment and by assisting in the improvement and intensification of an existing commercial development.

Compatibility

The proposed upgrade of the on-sale of alcoholic beverages will occur in an existing restaurant and amusement center that is allowed in the Commercial zone, and which currently is licensed for on-site consumption of alcohol. Furthermore, the nearest residential is located 1,700 feet to west of the restaurant and amusement center and is adequately buffered and separated by Azusa Avenue and Puente Hills Mall retail shops. In addition, there is no school located within 500 feet of the restaurant and amusement center. The nearest school is Wedgeworth Elementary School, which is located 3,200 feet from the restaurant and amusement center. The nearest park is Schabarum Regional Park, and it is located 1,230 feet from the restaurant and amusement center and is separated by Colima Road. Therefore, staff find the proposed amendment will not negatively impact surrounding properties or neighborhoods. Other businesses located within the Puente Hills Mall property that are permitted for on-sale of alcoholic beverages are Buffalo Wild Wings, Applebee's, AMC Theater, Haidilao Hot Pot, and The Benediction.

The restaurant has an existing Type - 41 alcohol license from the California Department of Alcoholic Beverage Control (ABC) approved since 2009. The current request to upgrade the alcohol license to allow the sale of distilled spirits in addition to beer and wine will effectively expand the menu choices available at the restaurant and will have an insignificant potential to negatively affect the surrounding area. Approval of this amendment to an approved Conditional Use Permit will allow the City to place conditions of approval on this operation. Since the original approval in 2009, the business has been operating without any negative impacts to the Puente Hills Mall.

Access

The Puente Hills Mall is served by ten driveway entrances that are adequate in width and improved as necessary to carry the quantity of traffic a bowling and amusement center with a restaurant that serves alcohol would generate. The 60 Freeway, Azusa Avenue, Castleton Street, Albatross Road, and Colima Road currently serve the Mall. All driveway and drive-aisle widths meet the minimum 26 feet width required per the City's Municipal Code, and no new driveway entrances or modifications to existing entrances are proposed.

Parking

The Puente Hills Mall provides 5,527 parking spaces. The City's Code requires 5,341 parking spaces. Therefore, there is a current surplus of 186 parking spaces. No expansion of Suites 285 and 287 is being proposed and the approval for the request to amend Conditional Use Permit No. 09-08 will not require any additional parking spaces.

Also, there is no expansion being proposed of the existing entertainment areas, the dining area, or the existing fixed bar. The only change will be to the menu and the types of drinks that can be served with meals. Therefore, Staff does not believe that the parking demand will be significantly increased, or that the use will generate any significant negative effects.

Environmental Analysis:

The proposed project is exempt from the California Environmental Quality Act (CEQA) per Section 15301 (Class 1 Existing Facilities) 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 project consists of an upgrade in ABC license from a Type 41 to a Type 47 to allow for the sale of beer, wine, and distilled spirits for on-site consumption and therefore is only a negligible expansion of the former use. Round 1 is required to operate and maintain a bona fide eating place under the Type 47 ABC license. The business must maintain suitable kitchen facilities and must make actual and substantial sales of meals for consumption on the premises. Minors are allowed on the premises; and (2) no expansion of square-footage or modifications to the existing site are proposed as part of this project. 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, distributed to surrounding property owners within 300 feet of the site, the City's webpage on November 23, 2022 and published in the *San Gabriel Valley Tribune* on November 25, 2022, pursuant to Government Code section 65091.

Fiscal Impact:

There is no fiscal impact and no job impact associated with the recommended action.

Recommendation:

Staff recommends that the Planning Commission:

Adopt Resolution No. PC 2022-19 (Exhibit F) amending Conditional Use Permit No. 09-08 to upgrade an existing alcohol license from a Type 41 (beer and wine) to a Type 47 (beer, wine, and distilled spirits) with the Conditions of Approval contained in the Resolution and notice of exemption regarding same.

Exhibits:

- A. Location Map – Amendment to CUP 09-08
- B. Site Plan – Amendment to CUP 09-08
- C. Floor Plan – Amendment to CUP 09-08
- D. Notice of Exemption - Amendment to CUP 09-08
- E. Public Hearing Notice - Amendment to CUP 09-08

- F. Resolution No. PC 2022-19 recommending Planning Commission approval an amendment to Conditional Use Permit No. 09-08 with findings and Conditions of Approval.
- G. PowerPoint - Amendment to CUP 09-08

EXHIBIT A

Location Map – Amendment to CUP 09-
08

[Attached]



**1600 Azusa Avenue
Suite 285 & Suite 287**

EXHIBIT B

Site Plan – Amendment to CUP 09-08

[Attached]

Site Data	
Parking	5,527
Suite 285 & 287 square footage	103,512 square feet

RELEASE DATE	
DATE	DESCRIPTION
	FOR CLIP REVIEW
	FOR CLIP REVIEW
	FOR CLIP REVIEW

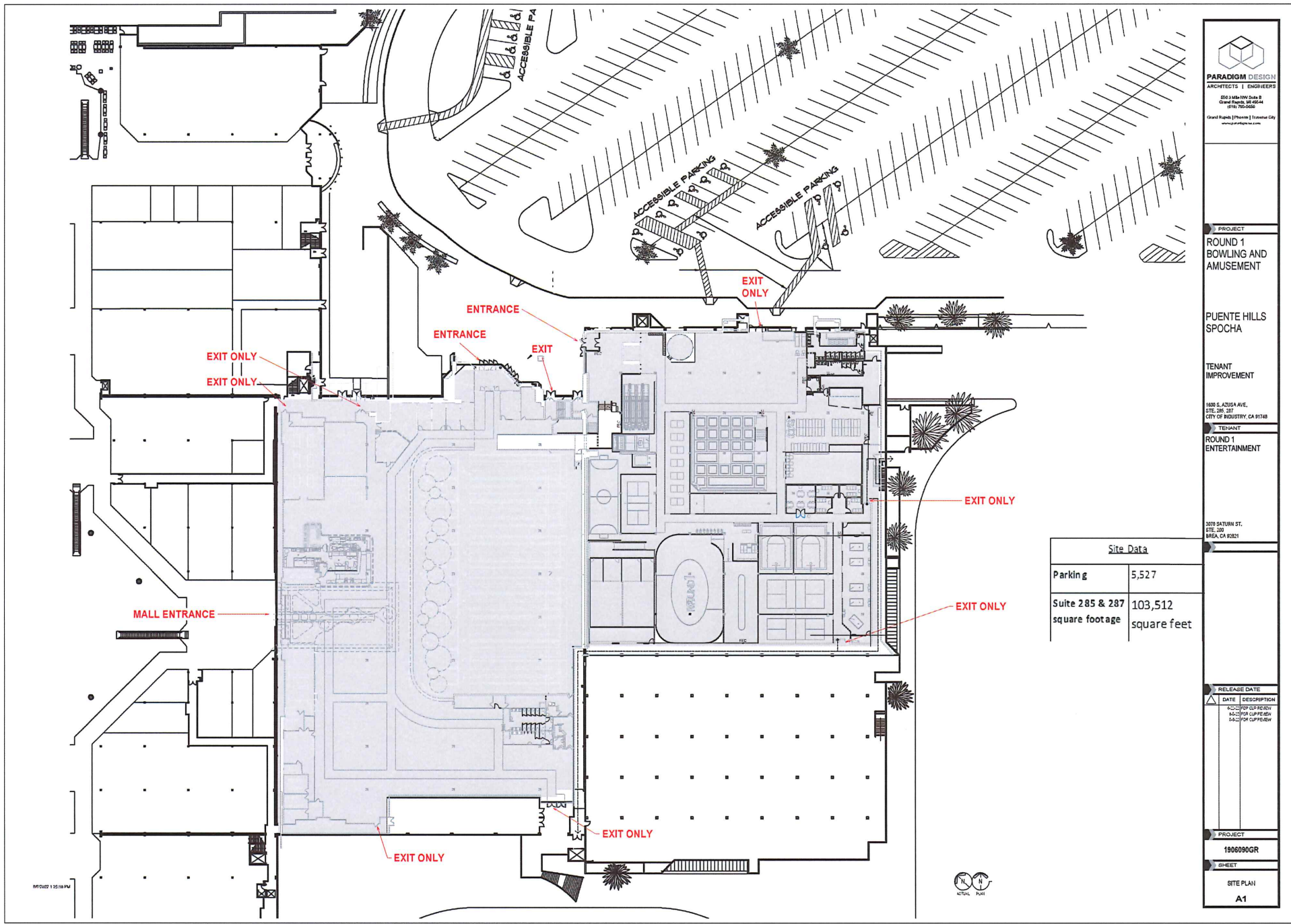


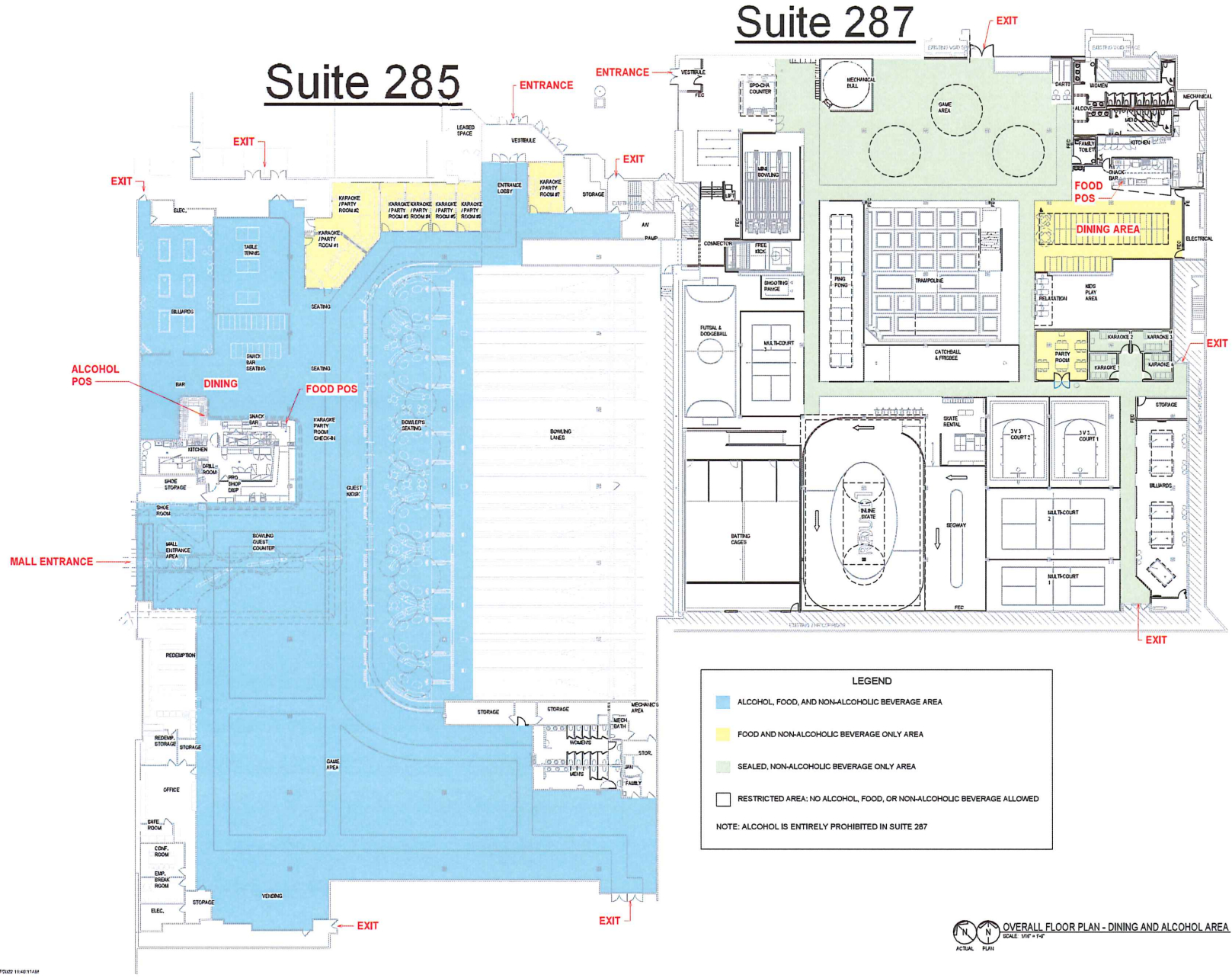
EXHIBIT C

Floor Plan – Amendment to CUP 09-08

[Attached]

Suite 285

Suite 287



LEGEND

- ALCOHOL, FOOD, AND NON-ALCOHOLIC BEVERAGE AREA
- FOOD AND NON-ALCOHOLIC BEVERAGE ONLY AREA
- SEALED, NON-ALCOHOLIC BEVERAGE ONLY AREA
- RESTRICTED AREA: NO ALCOHOL, FOOD, OR NON-ALCOHOLIC BEVERAGE ALLOWED

NOTE: ALCOHOL IS ENTIRELY PROHIBITED IN SUITE 287

OVERALL FLOOR PLAN - DINING AND ALCOHOL AREA
SCALE: 1/8" = 1'-0"



PARADIGM DESIGN
ARCHITECTS | ENGINEERS

650 3rd Street, Suite 9
Oakland, CA 94612
(415) 770-5555

Grand Rapids | Phoenix | Irvine, CA
www.paradigm.com

PROJECT

ROUND 1 BOWLING AND AMUSEMENT

PUEENTE HILLS SPOCHA

TENANT IMPROVEMENT

1805 S. AZUSA AVE.,
STE. 208, 207
CITY OF INDUSTRY, CA 91748

CLIENT

ROUND 1 ENTERTAINMENT

3070 SUTURN ST.
STE. 100
BREA, CA 92621

RELEASE DATE

DATE	DESCRIPTION

PROJECT

1806090GR

SHEET

OVERALL FLOOR PLAN -
DINING AND ALCOHOL
AREA
A2

1/17/2022 11:46:11AM

Exhibit D

Notice of Exemption - Amendment to
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 Mayor Dave Way,
City of Industry, CA 91744

Project Title: Amendment to Conditional Use permit CUP 09-08

Project Location - Specific: 1600 S. Azusa Ave, Ste 285 & 287

Project Location-City: APNs: 8265-004-120 & 8265-004-121, City of Industry

Project Location-County: Los Angeles

Description of Project: Adoption of a resolution approving an amendment to Conditional Use Permit 09-08, to allow for an upgrade to the existing Alcoholic Beverage Control ("ABC") license from a type 41 to a type 47 to allow for the sale of beer, wine, and distilled spirits for on-site consumption.

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

Name of Person or Agency Carrying Out Project: Marjonette "Marji" Lee, on behalf of Round 1

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: 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 project consists of an upgrade in ABC license from a type 41 to a type 47 to allow for the sale of beer, wine, and distilled spirits for on-site consumption and therefore is only a negligible expansion of the former use. Round 1 is required to operate and maintain a bona fide eating place under the Type 47 ABC license. The business must maintain suitable kitchen facilities and must make actual and substantial sales of meals for consumption on the premises. Minors are allowed on the premises; and (2) no expansion of square- footage or modifications to the existing site are proposed as part of this project.

Lead Agency

Contact Person: Eduardo Manriquez

Telephone: (626) 333-2211

Signature: 

Date: December 6, 2022

Title: Contract Assistant Planner

Exhibit E

Public Hearing Notice – Amendment to
CUP 09-08

[Attached]



CITY OF INDUSTRY

NOTICE OF PUBLIC HEARING

Amendment to Conditional Use Permit No. 09-08

On November 23, 2022, notice has been given that the Planning Commission of the City of Industry will hold a public hearing to consider an application from Marjonette "Marji" Lee, on behalf of Round 1 for consideration of a Resolution of the Planning Commission of the City of Industry, California, approving an amendment to Conditional Use Permit No.09-08 ("CUP No. 09-08").

Project Location: The property located at 1600 South Azusa Avenue, Suite 285 & 287, further described as Assessor's Parcel Number 8265-004-120 & 8265-004-121 ("Property"). The project site has a zoning designation of "C" Commercial.

Project Description: Consideration of a Resolution approving an amendment to Conditional Use Permit 09-08, to allow for an upgrade to the existing Alcoholic Beverage Control ("ABC") license from a type 41 to a type 47 to allow for the sale of beer, wine, and distilled spirits for on-site consumption at the business known as Round 1.


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 Mayor Dave Way, Suite 100, City of Industry, California 91744 or via the City of Industry's website at www.cityofindustry.org. Please contact Eduardo Manriquez, Contract Assistant Planner, 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: December 6, 2022
Place: City Council Chamber
15651 Mayor Dave Way
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 Mayor Dave Way, 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 2022-19

[Attached]

RESOLUTION NO. PC 2022-19

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, APPROVING AN AMENDMENT TO CONDITIONAL USE PERMIT NO. 09-08, TO UPGRADE AN EXISTING ALCOHOL BEVERAGE LICENSE FROM A TYPE 41 (BEER AND WINE) TO A TYPE 47 (BEER, WINE, AND DISTILLED SPIRITS) AT AN EXISTING BOWLING AND AMUSEMENT CENTER (ROUND 1), LOCATED AT 1600 SOUTH AZUSA AVENUE, SUITES 285 AND 287, CITY OF INDUSTRY, CALIFORNIA, AND ADOPTING A NOTICE OF EXEMPTION REGARDING SAME, AND MAKING FINDINGS IN SUPPORT THEREOF

RECITALS

WHEREAS, Marjonette “Marji” Lee, on behalf of Round 1 (“Applicant”), has filed an application requesting an amendment to Conditional Use Permit (“CUP”) No. 09-08, to upgrade an existing alcohol license from a Type 41 (beer and wine) to a Type 47 (beer, wine, and distilled spirits) at an existing bowling and amusement center (“Round 1”); and

WHEREAS, the Application applies to the Round 1 bowling and amusement center located at 1600 South Azusa Avenue (The Puente Hills Mall), Suites 285 and 287, (Assessor’s Parcel Number 8265-004-120 & 8265-004-121) (“Property”); and

WHEREAS, on November 9, 2009, the Planning Commission approved Conditional Use Permit No. 09-08 to allow an indoor bowling and amusement center with food and alcoholic beverage service (beer and wine) within Suite 285 at the Puente Hills Mall; and

WHEREAS, on March 10, 2020, the Planning Commission approved the first amendment to Conditional Use Permit No. 09-08, to allow the existing use to expand its operations into the adjacent vacant tenant space, Suite 287; and

WHEREAS, the Applicant is now requesting a second amendment to CUP No.09-08 to upgrade the existing alcohol license from a Type 41 (beer and wine) to a Type 47 (beer, wine, and distilled spirits) at the bowling and amusement center; and

WHEREAS, the Project is in the City’s Commercial Zone. The Project is consistent with the zoning regulations of the Commercial district, as a bowling and amusement center with alcohol service is permitted in the Commercial Zone with the approval of a Conditional Use Permit; and

WHEREAS, the Land Use Element of the General Plan designates the Property as Commercial. Pursuant to the provisions of the General Plan this land use designation allows for a mixture of commercial (retail, service, tourist serving) medical, professional office, entertainment, fitness, and dining uses; and

WHEREAS, an Environmental Assessment form was submitted by the Applicant. And based on Staff's review and assessment, the proposed project is exempt from the California Environmental Quality Act ("CEQA") per Section 15301 (Class 1 Existing Facilities) of the CEQA Guidelines because project consists of an upgrade in ABC license from a Type 41 to a Type 47 to allow for the sale of beer, wine, and distilled spirits for on-site consumption and therefore is only a negligible expansion of the existing restaurant and family entertainment center use; and

WHEREAS, on November 25, 2022, a notice of the Planning Commission's December 6, 2022, public hearing on amendment to CUP No. 09-08 was published in the San Gabriel Valley Tribune, in compliance with the City's Code and Government Code Section 65091; and

WHEREAS, on November 23, 2022, a notice of the Planning Commission's December 6, 2022, public hearing on amendment to CUP No. 09-08 was posted at the Property, City Hall, the City's Council Chambers, Fire Station 118, and on the City's website; and

WHEREAS, on November 23, 2022, notice of the Planning Commission's December 6, 2022, public hearing on amendment to CUP No. 09-08 was also mailed to each property owner within 300 feet of the project site; and

WHEREAS, on December 6, 2022, 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, THE PLANNING COMMISSION OF THE CITY OF INDUSTRY HEREBY FINDS, DETERMINES, AND RESOLVES AS FOLLOWS:

SECTION 1: The Planning Commission finds that all of the facts set forth in the Recitals above 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 City's Code.

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) 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 project consists of an upgrade in ABC license from a Type 41 to a Type 47 to allow for the sale of beer, wine, and distilled spirits

for on-site consumption and is therefore only a negligible expansion of the existing restaurant and family entertainment center use, which was previously only permitted to serve beer and wine. There is no expansion of square- footage or modifications to the existing site.

SECTION 4: Based upon substantial evidence presented to the Planning Commission during the December 6, 2022, public hearing, including public testimony and written and oral staff reports, and the City's Municipal Code, the Planning Commission finds as follows:

- (a) The proposed amendment is consistent with the goals and objectives of the General Plan.

The Property's land use designation is Commercial, and pursuant to Sections 17.12.025.6 and 17.12.025.14 of the City's Municipal Code, a family entertainment center and restaurants with alcohol service are permitted in the City's Commercial Zone, subject to the approval of a Conditional Use Permit. Further, the operating characteristics of amending the CUP to upgrade the existing ABC license from a Type 41 to a Type 47 to allow for the sale of beer, wine, and distilled spirits for on-site consumption at the family entertainment center with a restaurant is compatible with the existing land uses in the area which include other full-service restaurants, fast food restaurants, retail, and commercial services. The tenant space provides adequate room for the operation of the existing family entertainment center with a restaurant with alcoholic beverage sales, and the use, as conditioned, 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 site is adequate in size, shape, topography and location for the proposed use and there will be adequate utilities to accommodate the proposed use.

The site has been operating as a family entertainment center with a restaurant that serves beer and wine. The amendment will upgrade the ABC license from a Type 41 to a Type 47. The Property was developed for a commercial use, and a family entertainment center with a restaurant that serves alcohol is a conditionally permitted use in the Commercial Zone. No adverse impacts will be created to the surrounding neighborhood as the operation will be consistent with the conditions of approval, and the requirements of the State of California Department of Alcoholic Beverage Control. The site provides adequate circulation and parking for the proposed use and access for emergency and public service vehicles.

- (c) There will be adequate street access, traffic circulation and parking capacity for the proposed use.

The Puente Hills Mall is served by ten driveway entrances adequate in width and improved as necessary to carry the kind and quantity of traffic a family entertainment center with a restaurant that serves alcohol would generate. All

driveway and drive aisle widths meet the minimum 26 feet required by the City's Code, and no new driveway entrances or modifications to existing entrances are proposed as part of this project. The Puente Hills Mall's 1,335,210 square-foot building shares parking and was developed with 5,527 parking spaces. The City's Code requires 5,341 parking spaces for the Puente Hills Mall. No expansion of the building is being proposed and the approval for the request amending CUP 09-08 will not require additional parking spaces.

- (d) The proposed use is compatible with the surrounding properties and uses; in making this finding, consideration shall be given to the potential for changes in the uses of surrounding properties;

The proposed use is compatible with the surrounding properties and uses in that the upgrade of the on- sale of alcoholic beverages will occur in an existing restaurant and amusement center that is allowed in the Commercial zone, and which currently is licensed for on-site consumption of alcohol. Furthermore, the nearest residential is located 1,700 feet to west of the restaurant and amusement center and is adequately buffered and separated by Azusa Avenue and Puente Hills Mall retail shops. In addition, there is no school located within 500 feet of the restaurant and amusement center. The nearest school is Wedgeworth Elementary School, which is located 3,200 feet from the restaurant and amusement center. The nearest park is Schabarum Regional Park, and it is located 1,230 feet from the restaurant and amusement center and is separated by Colima Road. Therefore, staff find the proposed amendment will not negatively impact surrounding properties or neighborhoods. Other businesses located within the Puente Hills Mall property that are permitted for on-sale of alcoholic beverages are Buffalo Wild Wings, Applebee's, AMC Theater, Haidilao Hot Pot, and The Benediction.

The business has an existing Type 41 alcohol license form the California of Alcoholic Beverage Control (ABC), approved in 2009. The current request to upgrade the alcohol license to allow the sale of distilled spirits in addition to beer and wine will effectively expand the menu choices available at the restaurant and will not have a significant potential to negatively affect the surrounding area. Approval of this modification to an approved Conditional Use Permit will allow the City to place conditions of approval on this operation.

Furthermore, the restaurant has been operating without any negative impacts to the surrounding area. The Los Angeles County Sherrif's has reviewed the request and has no objection to the approval. The project site is not located in a high crime area nor is it in an over concentrated district for on-site alcohol sale uses. ABC reports that the existing liquor license for the restaurant is in good standing and the restaurant has no history of nuisance or disorder at the site.

- (e) The proposed use will not be detrimental to the public health, safety, or general welfare.

The proposed amendment to upgrade to the existing ABC license from a Type 41 to a Type 47 to allow for the sale of beer, wine, and distilled spirits for on-site consumption will not be detrimental to the public health, safety, or general welfare because a restaurant has been operating at the subject site since 2009. The restaurant has an existing Type - 41 liquor license from the California Department of Alcoholic Beverage Control (ABC) approved since 2009. The current request to upgrade the liquor license to allow the sale of distilled spirits in addition to beer and wine will effectively expand the menu choices available at the restaurant and will not have a significant potential to negatively affect the surrounding area. Approval of this Modification to an approved Conditional Use Permit will allow the City to place conditions of approval on this operation. Conditions of Approval provide the City the authority to revoke the subject CUP if it is discovered that the operators of the proposed use are violating State regulations or any condition(s) of this approval. Moreover, the proposed use is subject to the operating conditions imposed by the California Department of Alcoholic Beverage Control (ABC), which regulates and monitors the way alcoholic beverages are sold.

Furthermore, the project site is not located in a high crime area nor is it in an over concentrated district for on-site alcohol sales uses. ABC reports that the existing liquor license for the restaurant is in good standing and the restaurant has no history of nuisance or disorder at the site and there have been no calls for service.

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, and rescinds the Conditions of Approval set forth in Resolution Nos. PC-401 and PC 2020-02 and approves the amendment to CUP No. 09-08, to allow for an upgrade to the existing ABC license from a Type 41 to a Type 47 to allow for the sale of beer, wine, and distilled spirits for on-site consumption, subject to the conditions contained in Attachment 1, 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 December 6, 2022, by the following vote:

AYES:

COMMISSIONERS:

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

Jacob Cortez, Chairman

ATTEST:

Julie Gutierrez-Robles, Secretary

Attachment 1

Conditions of Approval – Amendment to CUP 09-08

[Attached]



CITY OF INDUSTRY

Standard Requirements and Conditions of Approval

Application: Amendment to Conditional Use Permit 09-08
Applicant: Marjonette “Marji” Lee, on behalf of Round 1
Location: 1600 S. Azusa Ave, Ste 285 & 287, City of Industry, California

Amended and Restated Conditions of Approval

The following is a list of code requirements and standards deemed applicable to the proposed Use. 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 City Council and noted above. Please note that if the design of your project or site conditions changes, the list may also change. If you have any questions regarding these requirements, please contact the City of Industry. The Applicant and/or successor in interest, shall comply with all Federal, State, County, and local laws, and ordinances.

1. The approved use on the subject site, in addition to the bowling and amusement center, shall be to allow a Type 47 liquor license for the on-site sale of beer, wine, and distilled spirits, subject to the issuance of a Type 47 license by the California Department of Alcoholic Beverage Control (“ABC”), and for no other use.
2. If, for any reason, there is a violation of any of the conditions of this permit or if the use/operation is found to be detrimental to the surrounding community, including public health, safety or general welfare, environmental quality, or quality of life, such shall cause the City to initiate revocation and termination procedures of all rights granted herewith.
3. In the event of transfer of ownership of the property involved in this application, the new owner shall be fully informed of the permitted use and development of said property as set forth by this permit together with all conditions that are apart thereof.
4. This approval is required to comply with these conditions of approval as long as the use is on the subject site. As such, the site shall allow periodic re-inspections, at the discretion of City officials, to verify compliance.
5. Upon the one (1) year anniversary of approval of the CUP, staff shall bring back the CUP for review and evaluation by the Planning Commission of the Applicant/Owner’s operation of the facility, which may include the modification of any existing condition of approval and/or the incorporation of any new conditions.

6. 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.
7. Each karaoke room shall be illuminated at all times and be constructed of clear glass windows and doors. The doors for the karaoke rooms are to always remain unlocked. Permanent or temporary room dividers are not permitted in the karaoke rooms..
8. At least one on-site security officer shall be always present at the facility during operating hours.
9. The business shall install and maintain metal detectors at all entrances as approved by the City and Los Angeles County Sheriff's Department.
10. 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.
11. This approval shall be of no force or effect unless and until a Type 47 License has been obtained from the California Department of Alcoholic Beverage Control ("ABC"). Applicant and all successors and assigns shall comply with the licensing requirements and provide evidence of said license to the Planning Department prior to the commencement of service of any alcoholic beverages. If there is a conflict between the conditions imposed by the City as part of this CUP approval and those imposed by ABC, the more restrictive provisions shall apply.
12. The surrender, lapse, termination, suspension, or payment of a fine in lieu of suspension/termination of the ABC license issued for the establishment shall be grounds for revocation of this CUP.
13. The Applicant and all successors and assigns shall operate the establishment as a bona-fide eating place, as defined by Business and Professions Code §23038, in which a bona-fide eating place means a place which is regularly and in a bona-fide manner used and kept open for the serving of meals to guests for compensation, and which has suitable kitchen facilities connected therewith, containing conveniences for cooking an assortment of foods which may be required for ordinary meals, the kitchen of which must be kept in a sanitary condition with the proper amount of refrigeration for keeping of food at the establishment, and must comply with all the regulations of the Los Angeles County Health Department. The approval is for a bona fide restaurant with on-site sale of beer, wine, and distilled spirits only. The Applicant and successors shall always offer full meal/menu service during the times which beer, wine, and distilled spirits are being served.
14. Separate records of food and beverage sales shall be maintained on the premises and shall be made available to the City and/or Sheriff's Department for examination upon demand so that the ratio of food and non-alcoholic beverage sales to alcoholic beverage sales can be verified. The percentage of gross sales receipts attributed to alcoholic beverages shall be no more than forty-nine percent (49%) on any given day. Applicant shall, on the sixth month and

twelve-month anniversaries of the effective date of this CUP, provide the City with its records of all food and beverage sales for the prior six-month period.

15. No sale or distribution of alcoholic beverages shall be made from a walk-up window.
16. No display, sale, or distribution of beer or wine, wine coolers or similar alcoholic beverages shall be made from an ice tub, barrel, or similar container.
17. The sale of alcohol for off-site sale or consumption is prohibited.
18. Employees engaged in the sale or service of alcoholic beverages shall be at least 21 years old.
19. During the hours of operation, there shall be not less than one employee at least 21 years of age present in a managerial capacity.
20. Applicant shall post a prominent, permanent sign or signs stating, "No person under 21 will be served alcoholic beverages" and "Valid ID is required to purchase alcoholic beverages."
21. All employees selling or serving alcohol shall be required to participate in an alcohol management training program prior to the selling or serving of alcohol.
22. No employee or agent shall solicit or accept any alcoholic or non-alcoholic beverage from any customer while on the property.
23. No signs advertising the sale of beer, wine or other products shall be installed on the exterior of the property, or within the interior of the Property directed and intended to be visible toward the exterior of the property in accordance with the provisions of the City's Code.
24. Prior to the start of operations, there shall be implementation of the applicable conditions of approval as required by the City, to the satisfaction of the Planning Director, Building Official, Los Angeles County Sheriff's Department and the Los Angeles County Fire Department. No final inspection or clearances shall be given until all conditions are met. Each condition of approval is separately enforced, and if one of the conditions of approval is found to be invalid by a court of law, all the other conditions shall remain valid and enforceable.
25. The Applicant and Property owner shall comply with all provisions for licensing and certification from the Los Angeles County Health Department prior to the start of operations.
26. All current and future business owners shall have a valid business license to operate the restaurant.
27. The business shall comply with all of the conditions of approval.
28. Expansion of use beyond the scope and nature described in this amendment to Conditional Use Permit No. 09-08, which would increase the projected scale of operations, shall not be permitted except upon application for and approval of modification to this Conditional Use Permit.

29. All uses allowed by the conditional use permit shall be conducted indoors within the approved tenant space. No storage shall take place outdoors.
30. The Applicant and successors shall always operate the Property in a safe and sanitary manner, including compliance with curfew and daytime loitering regulations pursuant to the provisions of Title 17 of the City's Code. Continued or repeated violations of any municipal or health code, or other violation, as determined by the City of Industry, the Los Angeles County Sheriff's Department, the Los Angeles County Health Services Department, ABC, or Los Angeles County Fire Department, may be grounds for initiation of proceedings for the revocation of this CUP.
31. Adequate litter receptacles shall be provided both in and outside the building. All litter shall be removed from the exterior areas around the building as required and no less frequently than once each day this business is open.
32. The hours of operation shall be seven days a week from 10am to 2am.
33. No dancing, live entertainment, DJ or karaoke by employees or customers is permitted at any time.
34. No outside cooking, food preparation, or sales of product or merchandise is allowed, unless approved in advance by the Planning Department.

Interpretation and Enforcement

35. 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.
36. 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, added 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

37. The Applicant and any of its heirs, successors, and assigns, shall defend, indemnify, and hold harmless the City and its elected officials, officers, employees, agents and volunteers ("City Indemnitees") from any claim, action or proceedings, liability cost, including attorneys' fees and costs against the City Indemnitees, caused or alleged to have been caused by reason of the Applicant's activities in connection with CUP No. 09-08, and any amendments thereto. This indemnity provision applies to all damages and claims for damages, as described above, regardless of whether or not the City prepared, supplied, or approved the plans,

specifications, or other documents for CUP No. 09-08, and any amendments thereto.

In the event of any legal action challenging the validity, applicability, or interpretation of any provision of this approval, including the environmental review, or any other supporting document relating to CUP No. 09-08 and/or any amendments thereto, the Applicant and its successors and assigns, shall indemnify, defend and hold harmless the City Indemnitees, and each of them, with respect to all liability, costs and expenses incurred by, and/or awarded against, the City Indemnitees in relation to such action. The City shall have the right to select counsel of its choice.

The City shall promptly notify Applicant of any claim, action or proceeding, and shall cooperate fully in the defense thereof.

38. The Applicant and Property Owner shall file an executed and acknowledged Acceptance of Terms and Conditions for Resolution No. PC 2022-19 to amend CUP No. 09-08 within 10 days of approval. The Applicant and Property Owner understand and agree that approval of the Resolution and Conditional Use Permit will be of no force or effect unless such written consent is submitted to the City within the stated 10-day period.

Exhibit G

PowerPoint Amendment to CUP 09-08

[Attached]

Planning
Commission

CITY OF
INDUSTRY

December 6,
2022



Amendment to Conditional Use Permit 09-08

Marjonette “Marji” Lee, on behalf of Round 1, is requesting approval of amending Conditional Use Permit 09-08, to allow for an upgrade to the existing ABC license from a type 41 to a type 47 to allow for the sale of beer, wine, and distilled spirits for on-site consumption.



Project Location



- 96-acres
- Bound by 60 Freeway to the north, Albatross Road to the east, Colima Road to the south and Azusa Avenue to the west.
- Round 1 occupies Suite 285 and Suite 287

Amendment to Conditional Use Permit 09-08

- Entertainment centers and restaurants with alcohol service requires a Conditional Use Permit in accordance with Municipal Code Section 17.16.025.
- The request is for an amendment for an upgrade to the existing ABC license from a type 41 to a type 47 to allow for the sale of beer, wine, and distilled spirits for on-site consumption

General Plan and Zoning Designations

- The project site has a Commercial General Plan Land Use Designation. Allowable uses in the Commercial Land Use Designation include a mixture of commercial (retail, service, and tourist-serving), medical, professional office, entertainment, fitness, and dining uses. Also, any of the uses permitted in the Employment land use designation when zoned appropriately.
- The Zoning Designation of the project is Commercial.



Background

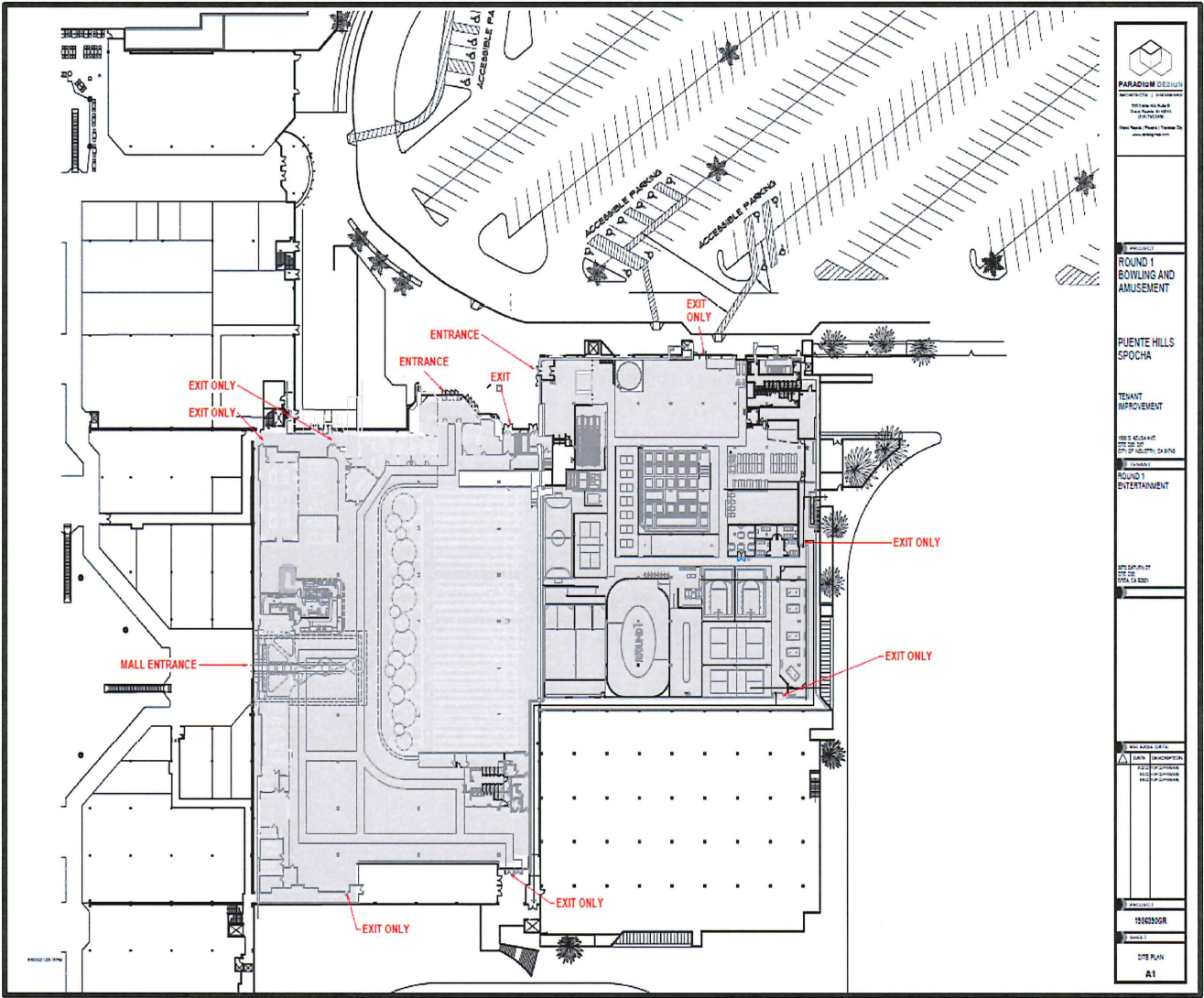
- On November 9, 2009, the Planning Commission approved CUP 09-08 to allow for the operation of a family entertainment center with food and alcoholic beverage service within Suite 285.
- On March 10, 2020, the Planning Commission approved an amendment to CUP 09-08 to allow the existing use to expand into and operate out of the adjacent suite 287.



Surrounding Uses

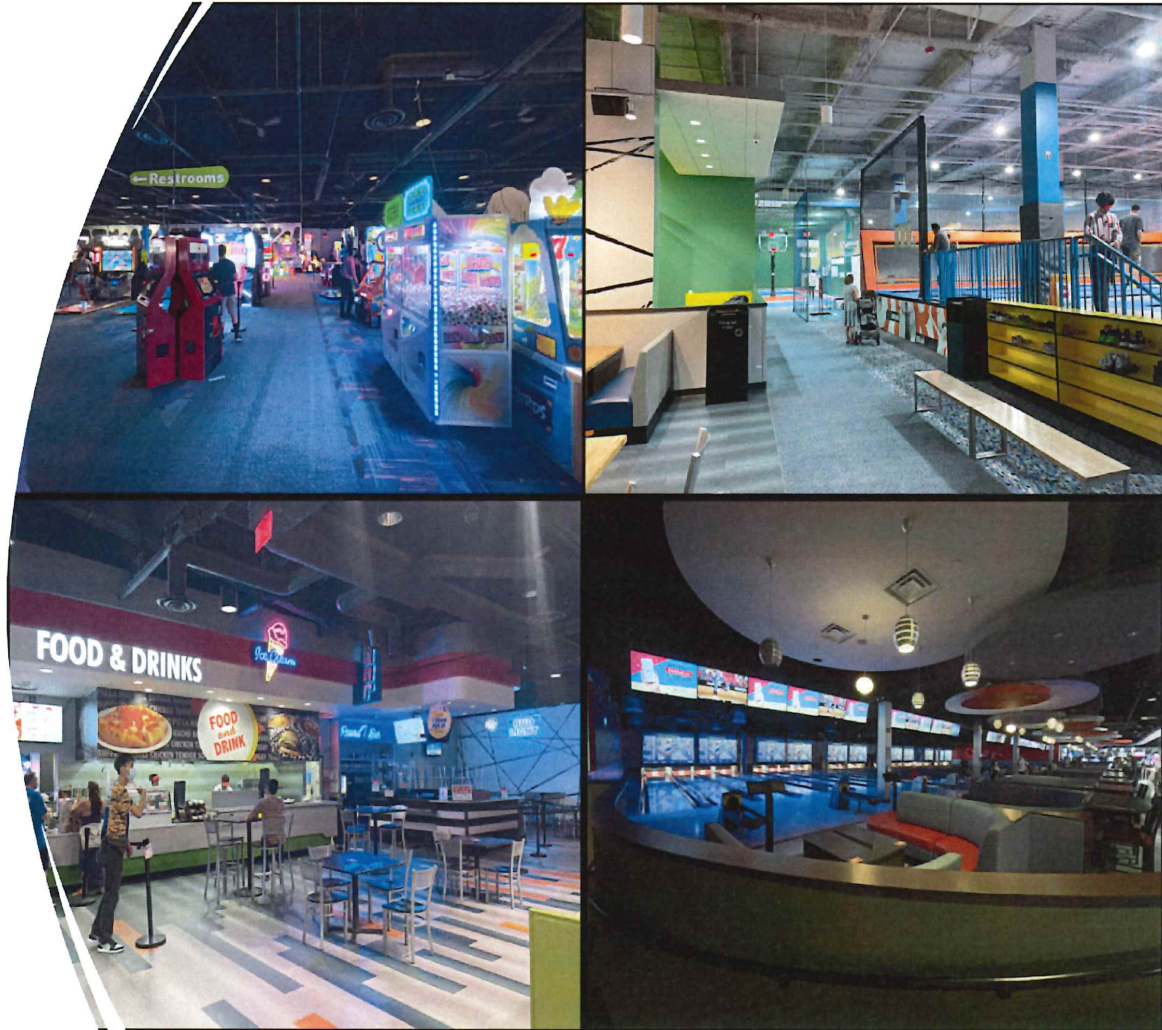
- All of the adjacent properties are being utilized with commercial uses. Adjacent uses include H&M clothing store, Burlington Coat Factory, AMC Punete Hills 20, and Applebee's to name a few within and around The Puente Hills Mall.

Site Plan

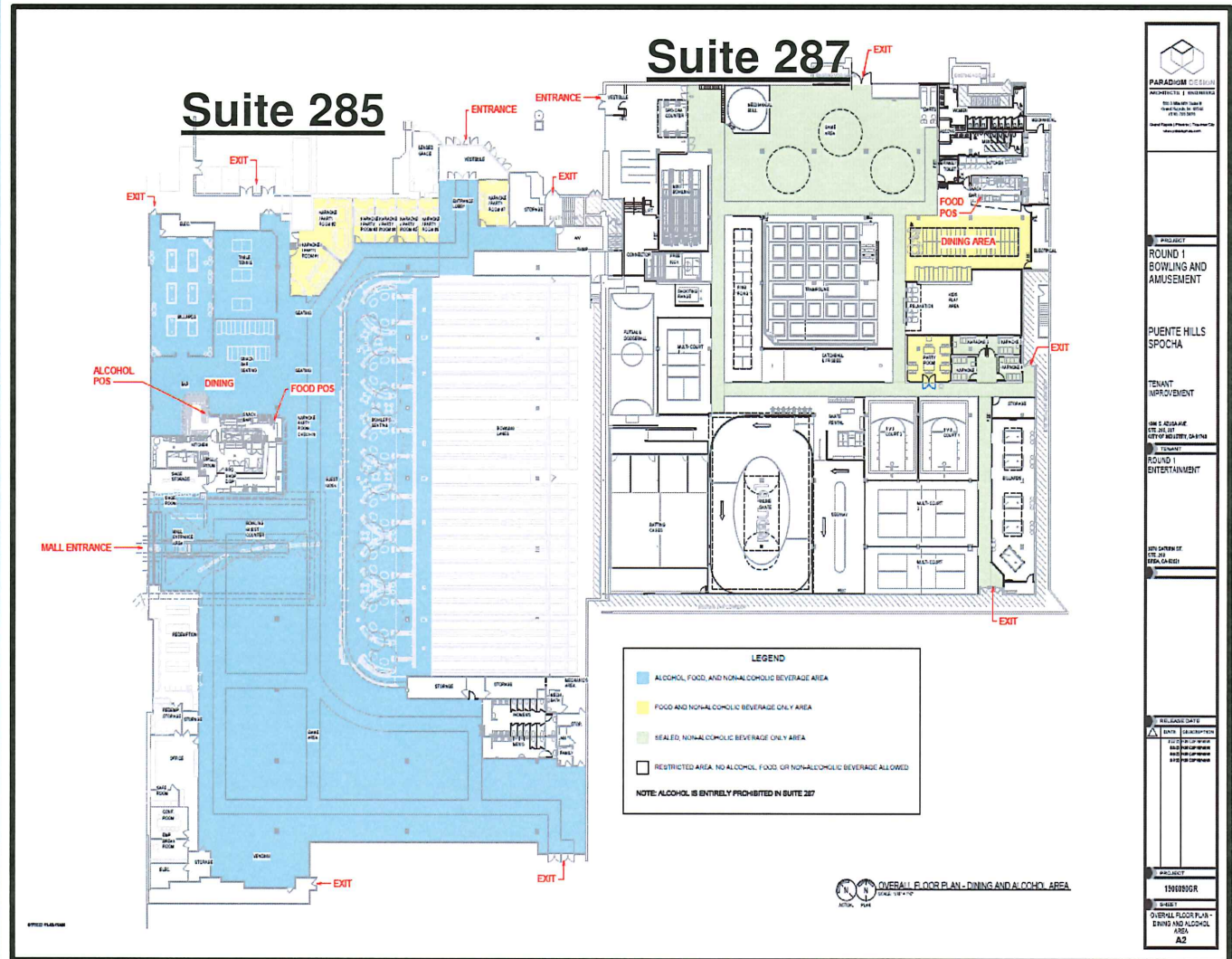


Round 1- Interior Photos

- Suite 285 is comprised of the following amenities; bowling, billiards, table tennis, arcade games, restaurant with bar area, and private karaoke/party rooms
- Suite 287 is comprised of the following amenities; arcade games, snack bar, inline skating, mechanical bull riding, trampolines, futsal courts, basketball courts, batting cages, segway riding, and other sports challenges



Floor Plan





Development Standards

- The Project complies with the development standards (parking, access, setbacks and landscaping) of the City's Code, it does not pose a significant impact on the environment, and satisfies the required findings outlined in Resolution No. PC 2022-19.

General Plan Consistency

Goal/Policy	Consistency
LU2 The City encourages a competitive business climate and blend of businesses that best serve the long-term economic future	There are five additional restaurants with on sale liquor licenses located within the Puente Hills Mall. The Proposed Amendment will assist in encouraging a competitive business climate by enhancing the City's economic base and business environment and by assisting in the improvement and intensification of an existing commercial development.

Environmental Review

- 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) 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 project consists of an upgrade in ABC license from a Type 41 to a Type 47 to allow for the sale of beer, wine, and distilled spirits for on-site consumption and therefore is only a negligible expansion of the former use. Round 1 is required to operate and maintain a bona fide eating place under the Type 47 ABC license. The business must maintain suitable kitchen facilities and must make actual and substantial sales of meals for consumption on the premises. Minors are allowed on the premises; and (2) no expansion of square-footage or modifications to the existing site are proposed as part of this project. Based upon the foregoing findings, the Planning Commission adopts the Notice of Exemption, and direct Staff to file same as required by law.

Recommendation

- Find that the Proposed Project is exempt from the California Environmental Quality Act (CEQA) per Section 15301 (Class 1 Existing Facilities) of the CEQA Guidelines; and
- Adopt Resolution No. PC 2022-19 (Exhibit F) approving the amendment to Conditional Use Permit No. 09-08, with the Standard Requirements and Conditions of Approval, and Notice of Exemption regarding same.

