



**PLANNING COMMISSION
REGULAR MEETING
AGENDA**

OCTOBER 7, 2025 AT 11:30 AM

CHAIR JACOB CORTEZ
COMMISSIONER RHONDA CONTRERAS
COMMISSIONER SANDRA DIVERS
COMMISSIONER ROY HABER
COMMISSIONER MICHAEL RUBALCAVA

LOCATION: City Council Chambers, 15651 Mayor Dave Way
City of Industry, California

ADDRESSING THE COMMISSION:

Agenda Items: Members of the public may address the Commission on any matter listed on the Agenda. Anyone wishing to speak to the Commission is asked to complete a Speaker's Card which can be found at the back of the room and at each podium. The completed card should be submitted to the City Clerk prior to the Agenda item being called and prior to the individual being heard by the Commission.

Public Comments (Non-Agenda Items): Anyone wishing to address the 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 one-minute time limit per person for the Public Comments portion of the Agenda. State law prohibits the Commission from taking action on a specific item unless it appears on the posted Agenda. Anyone wishing to speak to the 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 City Clerk prior to the Agenda item being called by the City Clerk and prior to the individual being heard by the Commission.

At the time of publication, no Commissioner intends to take part in the meeting remotely under the provisions of AB 2449. Should that change between the time of publication and the start of the meeting, a live webcasting of the meeting will be accessible via the link, meeting ID, and meeting passcode listed below. Whenever possible, an announcement will be made at the start of the meeting via the live webcast to confirm whether or not a Councilmember will join remotely. If they will not be joining remotely, then the live webcast will terminate after the announcement.

www.microsoft.com/microsoft-teams/join-a-meeting

Meeting ID: 267 539 343 997 5

Meeting Passcode: XN6KU2i7

Or call in (audio only)

+1 657-204-3264,

Phone Conference ID: 765 625 756#

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 Mayor Dave Way, 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., Fridays 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.

-
1. Call to Order
 2. Flag Salute
 3. AB 2449 Vote on Emergency Circumstances (if necessary)
 4. Roll Call
 5. **PUBLIC HEARINGS**
 - 5.1. Consideration of a Resolution accepting the surrender of Conditional Use Permit No. 10-4, and approving Conditional Use Permit No. 25-01, to allow live entertainment at an existing full-service restaurant with liquor service, and adopting a Notice of Exemption regarding same, and making findings in support thereof, for the property located at 13131 Crossroads Parkway South, City of Industry, California

RECOMMENDED ACTION: Adopt Resolution No. PC 2025-03.
 6. **CITY MANAGER REPORTS**
 7. **AB 1234 REPORTS**
 8. **COMMISSIONER COMMUNICATIONS**
 9. **PUBLIC COMMENTS**
 10. Adjournment. The next regular Planning Commission Meeting is Tuesday, November 11, 2025, at 11:30 AM.

ITEM NO. 5.1



PLANNING COMMISSION

MEMORANDUM

TO: Planning Commission

FROM: Joshua Nelson, City Manager

DATE: October 7, 2025

SUBJECT: Consideration of a Resolution accepting the surrender of Conditional Use Permit No. 10-4, and approving Conditional Use Permit No. 25-01, to allow live entertainment at an existing full-service restaurant with liquor service, and adopting a Notice of Exemption regarding same, and making findings in support thereof, for the property located at 13131 Crossroads Parkway South, City of Industry, California

Proposal:

Deborah Wade, on behalf of T & T Restaurant Group Inc., is surrendering Conditional Use Permit No. 15-18, and requesting approval of Conditional Use Permit ("CUP") No. 25-01, to allow live entertainment at an existing full-service restaurant with liquor service. The business, known as the Tepeyac Restaurant and Tequila Sports Bar ("Tepeyac"), is located at 13131 Crossroads Parkway South, further described as Assessor's Parcel Numbers 8125-059-025 and 29 (See Exhibit A – Location Map) ("Project Site").

Project Background:

On November 9, 2010, the Planning Commission approved Conditional Use Permit No. 10-04 to establish the operation of Tepeyac, a full-service restaurant with a Class 47 ABC license for the sale of beer, wine, and distilled spirits.

On October 22, 2015, the Planning Commission approved an amendment to Conditional Use Permit No. 10-04 to expand the hours of operation from 9:00 AM to 9:00 PM, to 6:00 AM to 12:00 AM, and to allow alcohol service on the newly built and approved patio area.

To ensure compliance with the proposed CUP (No. 25-01), the Applicant desires to surrender the current CUP (No. 10-04) for the Property. Upon approval of the new CUP (No. 25-01), CUP No. 10-04 will no longer be valid, and the Applicant will be required to comply with the conditions of the new CUP (No. 25-01).

Location and Surroundings:

The Project Site is located in a development known as the Crossroads Retail Court, which is

south of State Route 60, north of Crossroads Parkway South, and west of the intersection of the SR-60 eastbound off-ramp and Crossroads Parkway South (See Exhibit B – Aerial Site Plan). Access to the site is provided via three improved driveway entrances from Crossroads Parkway South. The building located at 13131 Crossroads Parkway South is a 7,500 square foot multi-tenant building, that in addition to being occupied by Tepeyac, is also occupied by Waba Grill and Egg Tuck. Waba Grill is a fast casual restaurant chain specializing in rice bowls. Egg Tuck is an egg sandwich and coffee shop. Tepeyac occupies an area of 5,880 square feet of the existing 7,500 square foot building.

The Project Site is situated between two existing buildings: Carl's Jr. drive-thru restaurant (13151 Crossroads Parkway South) to the east and a vacant two-story office building (13191 Crossroads Parkway South) to the west. East of the Carl's Jr. is Crossroads Parkway South and the on-ramp and off-ramp of the SR-60/Crossroads Parkway interchange. At a lower grade west of the site is the Crossroads Business Park, which contains over 200,000 square feet of distribution warehouse and office space. Directly north of the site and at a lower grade is SR-60. South of the project site is the existing parking lot, Crossroads Parkway South, and the Puente Hills Landfill. The nearest residences are located approximately 950 feet from the project site, north of SR-60.

Project Entitlements:

The following planning entitlement applications are required to process the Applicant's proposed project.

1. Conditional Use Permit. – In reviewing this Conditional Use Permit Application, the Planning Commission will need to determine whether the proposal to have live entertainment at the restaurant will impact the adjacent uses and businesses, subject to conditions of approval.

Section 17.08.085 of the Municipal Code defines Entertainment as any act, play, revue, pantomime, scene, live music, song, dance act, or song and dance act, participated in by one or more employees, guests, customers, or any other person or persons. Entertainment does not include the playing of mechanical or recorded music alone. The Applicant is proposing live entertainment activities such as bands, DJ, and standup performers. No dancing is proposed. The live entertainment would take place inside the restaurant, which is adjacent to, and faces the parking lot to the east and SR-60 to the north (See Exhibit C – Floor Plan). There will be no additions or alterations to the existing building.

Staff Analysis:

General Plan

The Project Site is located within the Commercial Zone (C), which provides for a mixture of retail, service, tourist-serving, medical, professional office, entertainment, fitness, and dining uses.

The proposed live entertainment and associated existing restaurant with liquor service and bar is consistent with the Commercial Zone.

The General Plan does not establish specific goals or policies pertaining to live entertainment at restaurants with alcohol-related uses. However, Staff has determined that the proposal may be found consistent with the General Plan and in support of the following General Plan goals and policies:

Goal LU2 which encourages a competitive business climate and blend of businesses that best serve the long-term economic future of the City.

Zoning

The Project Site is located within the Commercial Zoning District, which allows retail, commercial, entertainment, and restaurants. Pursuant to Section 17.12.025 of the City's Code, restaurants with alcohol service, and any business or use that includes entertainment, is required to obtain a Conditional Use Permit ("CUP") through the Planning Commission. The restaurant with liquor service and bar with live entertainment is consistent with the uses allowed in the Commercial Zone.

The parking requirements for this center were analyzed during the original entitlement process. The addition of entertainment to the existing use does not increase the area of the restaurant or require additional parking be provided. Additionally, the addition of live entertainment within and ancillary to an existing restaurant does not result in zoning issues relative to the development standards such as parking, lot coverage, access, landscaping or building height.

Conditional Use Permit

As noted above, pursuant to Section 17.12.025 of the City's Code, restaurants with alcohol service, and any business or use that includes entertainment is required to obtain a CUP. CUPs are required for land uses that may be suitable only in specific locations or require special consideration in their design, operation, or layout to ensure compatibility with surrounding uses.

The Commercial Zone provides for a wide range of uses to the public. Tepeyac complies with the underlying zoning and goals of the Commercial Zone in that it adds to the mixture of uses available at the Crossroads Retail Court. The addition of live entertainment would not significantly change the use or be detrimental to the commercial center or neighborhood. Restaurants with live entertainment and liquor services must be designed to operate with minimal impacts on the surrounding neighborhood. The restaurant and bar approved in 2010 was analyzed for conformance with the standards set forth in the City's Code but did not include live entertainment as part of the analysis. The Section 17.12.030 of the City's Code establishes standards for any business or use that includes entertainment, and the use is required to comply with a number of operating regulations and standards. Most of these operating regulations and standards have been incorporated into the attached conditions of approval, however, two of the conditions are required to be completed prior to the Planning Commission's review of the CUP application.

These two requirements are:

1. A Los Angeles County Sheriff's department investigation must be conducted on the background on all owners or officers of a business or corporation prior to the planning

commission review of the conditional use permit application.

The Los Angeles County Sheriff's Department has conducted and completed a background investigation on the owner and restaurant manager for Tepeyac and recommends approval.

2. A written security program for the premises must be presented to, and approved by, the Los Angeles County Sheriff's Department and City Manager prior to the Planning Commission's review of the CUP application.

The Applicant has submitted a Restaurant Safety and Security Plan and a Crisis Management Plan. Both documents have been reviewed and found to be acceptable by the Los Angeles County Sheriff's Department and the City Manager. (See Exhibit D - Security and Crisis Management Plan).

If issues become apparent after the use commences, the Planning Commission may review the CUP and impose additional conditions or revoke the use.

Environmental Analysis:

Pursuant to Section 15301 of the California Environmental Quality Act (CEQA) Guidelines, Staff recommends that the Planning Commission determine that the proposed project is exempt from CEQA. The Class 1 Categorical Exemption consists of the operation, repair, maintenance, permitting, or minor alteration of existing structures or facilities, involving negligible or no expansion of existing or former use. CEQA Guidelines Section 15301 provides that the key consideration is whether the project involves negligible or no expansion of an existing use. The existing use of the property as a restaurant will not be changed or expanded by the Project. The Project will remove existing seating to accommodate a small area for the live entertainment. The proposed Project involves no expansion of the building footprint, there are no tenant improvements or expansion of the building planned, and the proposed entertainment use will not go beyond the existing restaurant area. There is no significant change in the use since the entertainment will not occur daily or during the full hours of operation. The entertainment is ancillary to the main restaurant's use, and is therefore only a negligible expansion of the existing use. A copy of the proposed Notice of Exemption for the proposed project has been included as Exhibit E.

Public Hearing:

The required Public Hearing Notice (Exhibit F) 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 and published in the San Gabriel Valley Tribune on September 26, 2025, pursuant to Government Code Section 65091.

Fiscal Impact:

The costs associated with processing this application are paid through a deposit provided by the Applicant. As a result, there are no fiscal impacts to the City's General Fund.

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 2025-03 (Exhibit G) approving Conditional Use Permit No. 25-01, the Standard Requirements and Conditions of Approval, and notice of exemption regarding same.

Exhibits:

1. EXHIBITS CUP 25-01



CITY OF INDUSTRY

EXHIBITS

Exhibits List:

- A. Location Map - CUP 25-01
- B. Site Plan – CUP 25-01
- C. Floor Plan – CUP 25-01
- D. Notice of Exemption - CUP 25-01
- E. Public Hearing Notice - CUP 25-01
- F. Resolution No. PC 2025-03 recommending Planning Commission approval of Conditional Use Permit No. 25-01 with findings of approval, Standard Requirements and Conditions of Approval.

EXHIBIT A

Location Map – CUP 25-01

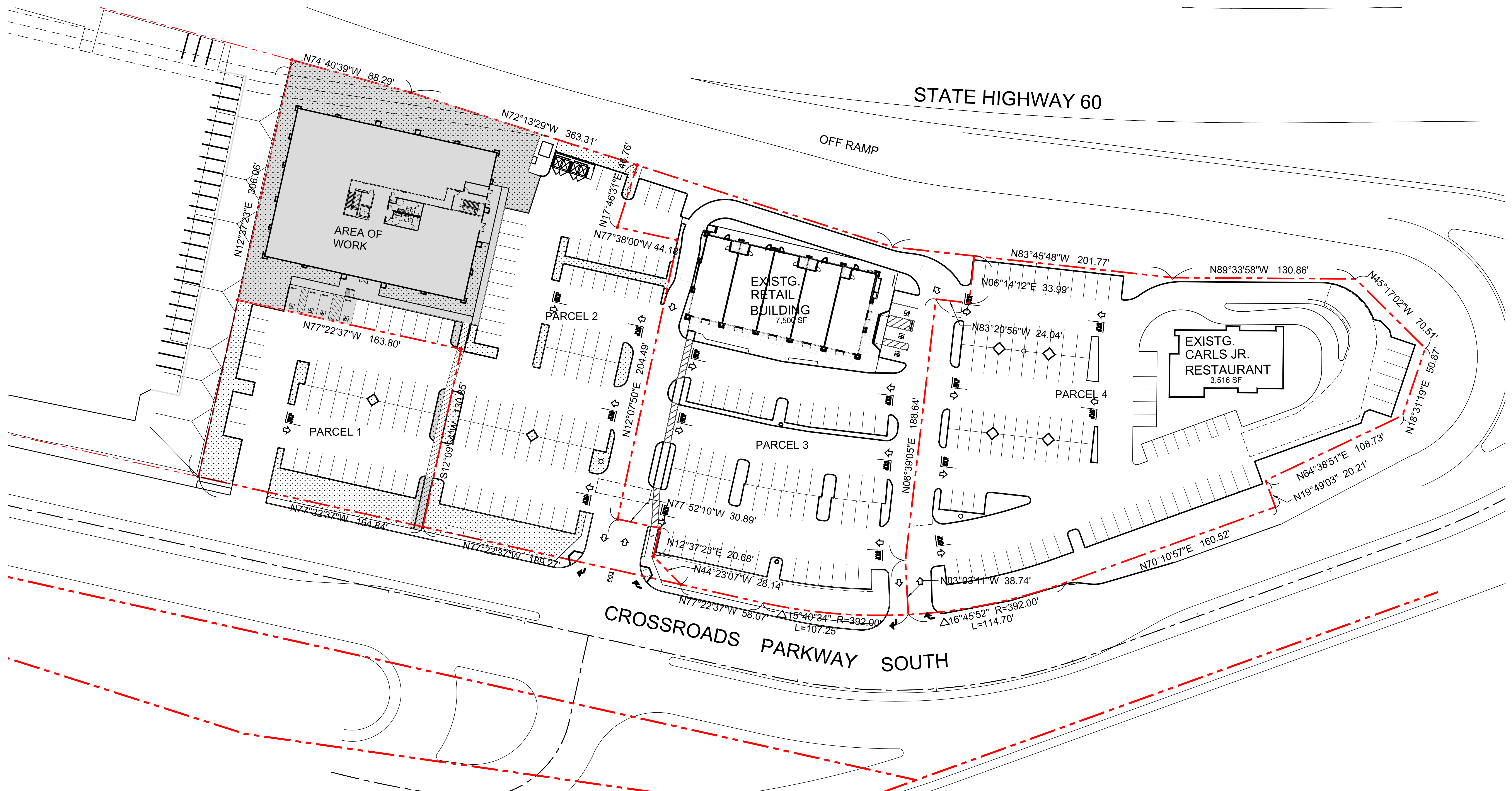
[Attached]



EXHIBIT B

Site Plan – CUP 25-01

[Attached]



PROPOSED OFFICE BUILDING

SITE AREA = 2.037 Ac (88,867 S.F.) (PARCELS 1 AND 2)
 PROPOSED BUILDING AREA = 32,064 S.F. (16,032 PER FLOOR)
 SITE COVERAGE = 18.24 %

AS-BUILT LANDSCAPE DATA:

LANDSCAPE REQUIRED = 11% (9,775 S.F.)
 LANDSCAPE PROVIDED = 19.31% (17,768 S.F.)

AS-BUILT PARKING DATA:

PARKING REQUIRED = 120 SPACES*
 (4 SPACES PER 1,000 S.F.)
 PARKING PROVIDED = 124 SPACES:
 104 STANDARD 9'x18'
 20 COMPACT 8'x16'

*ELEVATOR SHAFT AND EXIT STAIR AREAS (2,030 S.F.) HAVE BEEN REMOVED FROM THE BUILDING AREA FOR REQUIRED PARKING CALCULATION

LEGEND:

- NEW AREA OF WORK
- EXISTING LANDSCAPING
- NEW LANDSCAPING

EXISTING SITE DATA:

SITE AREA = 2.769 ACRES (120,661 S.F.) (PARCELS 3 AND 4)
 EXISTING BUILDING AREA = 11,016 S.F. (2 BUILDINGS)
 SITE COVERAGE = 9.13 %

AS-BUILT LANDSCAPE DATA:

LANDSCAPE REQUIRED = 11% (13,273 S.F.)
 LANDSCAPE PROVIDED = 13.76% (16,606 S.F.)

AS-BUILT PARKING DATA:

PARKING PROVIDED = 172 SPACES:

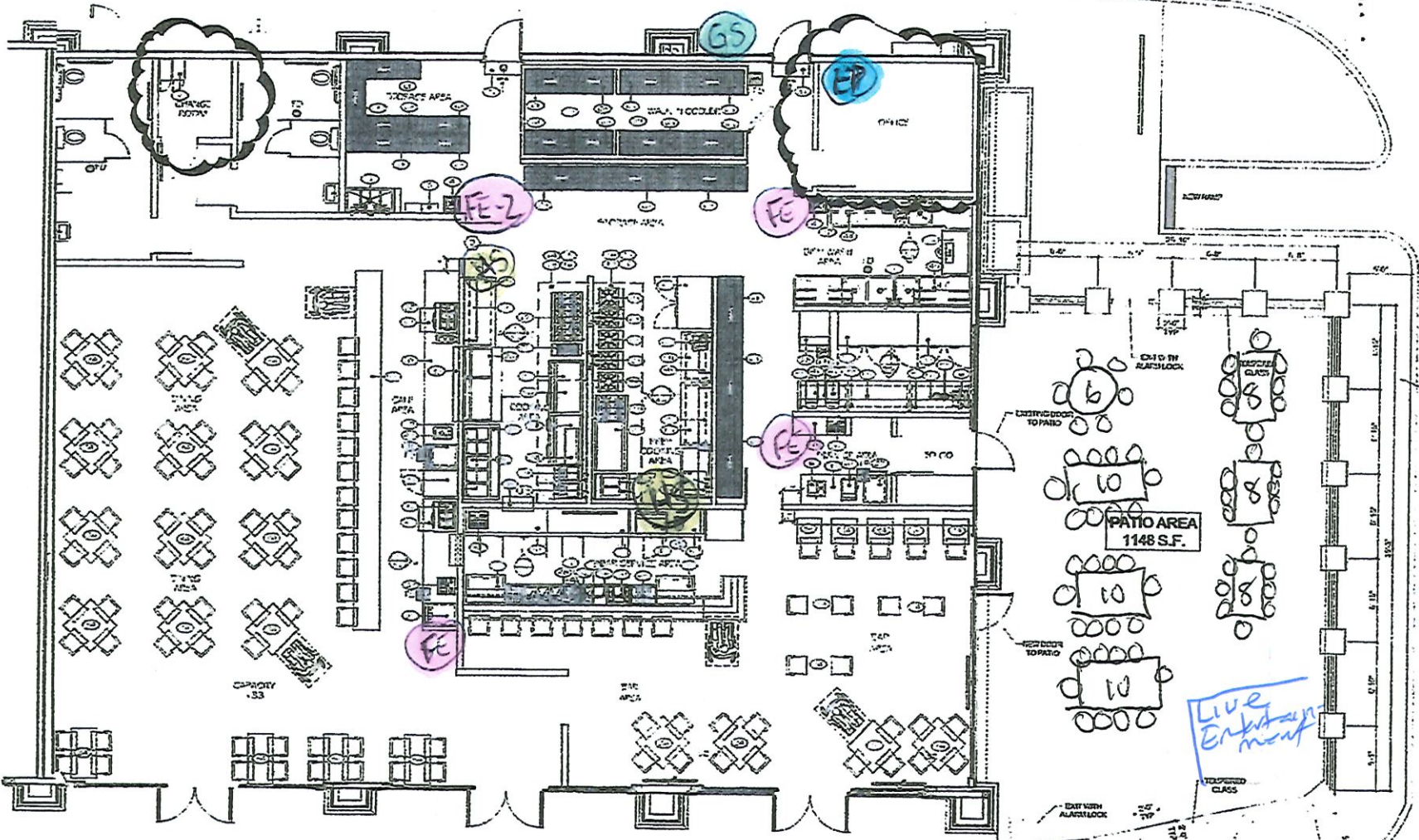
<p style="font-size: 8px;">This document is the property of the Architect/Engineer and shall remain confidential. It is not to be distributed, copied, or used for any other purpose without the written consent of the Architect/Engineer. The Architect/Engineer shall not be responsible for any errors or omissions in this document. The user of this document shall be responsible for its accuracy and completeness. The user shall indemnify and hold the Architect/Engineer harmless from and against all claims, damages, and expenses, including reasonable attorneys' fees, arising from the use of this document.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">COMMERCE CONSTRUCTION CO., L.P. 13191 Crossroads Parkway North Sixth Floor City of Industry, California 91746-3497 Telephone: (626) 699-0453 License No. 723302</td> <td style="width: 50%; text-align: center;"> <p style="font-size: 8px;">Drawing Plot Bar</p> <p style="font-size: 8px;">Use this plot bar to confirm drawing has not been reduced or enlarged from original. If this plot bar is not exactly 1 inch long the physical size of drawing has changed.</p> </td> </tr> <tr> <td style="text-align: center;"> <p style="font-size: 8px;">DRAWN BY DATE</p> <p style="font-size: 8px;">JT 4/25/19</p> </td> <td style="text-align: center;"> <p style="font-size: 8px;">CCC JOB NO.</p> <p style="font-size: 8px;">13151</p> <p style="font-size: 8px;">SHEET NO.</p> <p style="font-size: 12px; font-weight: bold;">MS1.1</p> </td> </tr> </table>	COMMERCE CONSTRUCTION CO., L.P. 13191 Crossroads Parkway North Sixth Floor City of Industry, California 91746-3497 Telephone: (626) 699-0453 License No. 723302	<p style="font-size: 8px;">Drawing Plot Bar</p> <p style="font-size: 8px;">Use this plot bar to confirm drawing has not been reduced or enlarged from original. If this plot bar is not exactly 1 inch long the physical size of drawing has changed.</p>	<p style="font-size: 8px;">DRAWN BY DATE</p> <p style="font-size: 8px;">JT 4/25/19</p>	<p style="font-size: 8px;">CCC JOB NO.</p> <p style="font-size: 8px;">13151</p> <p style="font-size: 8px;">SHEET NO.</p> <p style="font-size: 12px; font-weight: bold;">MS1.1</p>
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<p style="font-size: 8px;">OVERALL SITE PLAN</p> <p style="font-size: 8px;">PROPOSED NEW 2 STORY OFFICE BUILDING</p> <p style="font-size: 8px;">13101 CROSSROADS PARKWAY SOUTH</p> <p style="font-size: 8px;">INDUSTRY, CA 91746</p>	<p style="font-size: 8px;">EXHIBIT 11</p> <p style="font-size: 8px;">OVERALL SITE PLAN A</p> <p style="font-size: 8px;">SCALE:</p> <p style="font-size: 8px;">1"=30'</p>				

EXHIBIT C

Floor Plan – CUP 25-01

[Attached]

- 5 FIRE EXTINGUISHERS
- 1 HOOD SYSTEM
- 1 ELECTRICAL PANEL
- 1 GAS SHUT-OFF



RESTAURANT DESIGN STUDIO
 1000 S. GARDEN AVENUE
 SUITE 100
 ANAHEIM, CA 92805
 TEL: 714.771.1111
 WWW.RESTAURANTDESIGNSTUDIO.COM



As the architect and/or interior designer, you are responsible for ensuring that the design of the building and/or interior space complies with all applicable codes and regulations. It is the responsibility of the client to ensure that the building and/or interior space is safe and sound. The architect and/or interior designer is not responsible for the safety of the building and/or interior space.

PROGRAM BY
EL TEPEYAC
 1501 CALIFORNIA HWY
 CITY OF INDUSTRY, CA

REVISION	PURPOSE	DATE

checked by:
 date:
 drawn by:
 title:
 scale:

SITE-PLAN

drawing no:
A-1

SITE PLAN

Exhibit D

Notice of Exemption - CUP 25-01

[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: Conditional Use Permit 25-01

Project Location - Specific: 13131 Crossroads Parkway, City of Industry, California

Project Location-City: APNs: 8125-059-025 and 29, City of Industry

Project Location-County: Los Angeles

Description of Project: Consideration of a Resolution accepting the surrender of Conditional Use Permit No. 15-18, and approving Conditional Use Permit No. 25-01, to allow live entertainment at an existing full-service restaurant with liquor service, and adopting a Notice of Exemption regarding same, and making findings in support thereof, for the property located at 13131 Crossroads Parkway South, City of Industry, California.

Name of Public Agency Approving Project: City Council, City of Industry

Name of Person or Agency Carrying Out Project: T&T Restaurant Group 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
- Statutory Exemptions. *State code number:*

Reasons why project is exempt: Pursuant to Section 15301 of the California Environmental Quality Act (CEQA) Guidelines, Staff recommends that the Planning Commission determine that the proposed project is exempt from CEQA. The Class 1 Categorical Exemption consists of the operation, repair, maintenance, permitting, or minor alteration of existing structures or facilities, involving negligible or no expansion of existing or former use. CEQA Guidelines Section 15301 provides that the key consideration is whether the project involves negligible or no expansion of an existing use. The existing use of the property as a restaurant will not be changed or expanded by the Project. The Project will remove existing seating to accommodate a small area for the live entertainment. The proposed Project involves no expansion of the building footprint, there are no tenant improvements or expansion of the building planned, and the proposed entertainment use will not go beyond the existing restaurant area. There is no significant change in the use since the entertainment will not occur daily or during the full hours of operation. The entertainment is ancillary to the main restaurant's use, and is therefore only a negligible expansion of the existing use. A copy of the proposed Notice of Exemption for the proposed project has been included as Exhibit E.

Lead Agency

Contact Person: Dina Lomeli

Telephone: (626) 333-2211

Signature: _____

Date: 10/01 /2025

Title: Contract Senior Planner

Exhibit E

Public Hearing Notice – CUP 25-01

[Attached]



CITY OF INDUSTRY

NOTICE OF PUBLIC HEARING

Conditional Use Permit No. 25-01

On September 26, 2025, notice has been given that the Planning Commission of the City of Industry will hold a public hearing to consider an application from Deborah Wade, on behalf of T & T Restaurant Group Inc., for consideration of a Resolution of the Planning Commission of the City of Industry, California, approving Conditional Use Permit No. 25-01 ("CUP No. 25-01").

Project Location: The property is located at 13131 Crossroads Parkway, (Assessor's Parcel Numbers 8125-059-025 and 29) ("Property"). The project site has a zoning designation of "C" Commercial.

Project Description: Accepting the surrender of Conditional Use Permit No. 15-18, and approving Conditional Use Permit No. 25-01, to allow live entertainment at an existing full-service restaurant with liquor service, and adopting a Notice of Exemption regarding same, and making findings in support thereof, for property located at 13131 Crossroads Parkway, City of Industry, California.

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, City of Industry, California 91744 and via the City of Industry's website at www.cityofindustry.org. Please contact Dina Lomeli, Contract Senior Planner, at the City of Industry at 626-333-2211 extension 115 or by email at dlomeli@cityofindustry.org if you have questions.

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

Time: 11:30 a.m.
Date: October 7, 2025
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, 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 2025-01

[Attached]

RESOLUTION NO. PC 2025-03

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, , ACCEPTING THE SURRENDER OF CONDITIONAL USE PERMIT NO. 15-18, AND APPROVING CONDITIONAL USE PERMIT NO. 25-01, FOR THE OPERATION OF A FULL-SERVICE RESTAURANT WITH A TYPE 47 ALCOHOLIC BEVERAGE CONTROL LICENSE, AND LIVE ENTERTAINMENT, FOR THE PROPERTY LOCATED AT 13131 CROSSROADS PARKWAY SOUTH, AND ADOPTING A NOTICE OF EXEMPTION REGARDING SAME, AND MAKING FINDINGS IN SUPPORT THEREOF

RECITALS

WHEREAS, Deborah Wade, on behalf of T&T Restaurant Group Inc. (“Applicant”), is requesting approval of Conditional Use Permit (“CUP”) No. 25-01, to allow live entertainment at an existing full-service restaurant with liquor service known as Tepeyac Restaurant and Tequila Sports Bar (“Restaurant”), at the property located at 13131 Crossroads Parkway South, (Assessor’s Parcel Numbers 8125-059-025 and 29) (“Property”); and

WHEREAS, the Property is located in a development known as the Crossroads Retail Court, which is south of State Route 60, north of Crossroads Parkway South, and west of the intersection of the SR-60 eastbound off-ramp and Crossroads Parkway South; and

WHEREAS, the building located at 13131 Crossroads Parkway South is a 7,500 square foot multi-tenant building, that in addition to being occupied by the Restaurant, is also occupied by Waba Grill and Egg Tuck. The Restaurant occupies 5,880 square feet of the existing 7,500 square foot building; and

WHEREAS, on November 9, 2010, the Planning Commission approved CUP No. 10-04 to allow for , a full-service restaurant with a Class 47 ABC license for the sale of beer, wine, and distilled spirits; and

WHEREAS, on October 22, 2015, the Planning Commission approved an amendment to CUP No. 10-04 to expand the hours of operation from 9:00 AM to 9:00 PM, to 6:00 AM to 12:00 AM, and to allow alcohol service on the newly built and approved patio area; and

WHEREAS, to ensure compliance with the proposed CUP (No. 25-01), the Applicant desires to surrender the current CUP (No. 10-04) for the Property. Upon

approval of the new CUP (No. 25-01), CUP No. 10-04 will no longer be valid, and the Applicant will be required to comply with the conditions of the new CUP (No. 25-01); and

WHEREAS, the Planning Commission hereby determines that the project is exempt from the requirements of CEQA pursuant to Section 15301 of the CEQA Guidelines (Categorical Exemption; Class 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 key consideration is whether the project involves negligible or no expansion of use. The project aligns with the requirements of Section 15301 because the proposed Project involves no expansion of the building footprint, there are no tenant improvements or expansion of the building with the exception of removing some existing seating to accommodate a small area for live entertainment, and the proposed entertainment use will not go beyond the existing area. There is no significant change in the use since the entertainment will not occur daily or during the full hours of operation. The entertainment is ancillary to the main restaurant use and is therefore only a negligible expansion of the existing use.; and

WHEREAS, on September 26, 2025, notice of the Planning Commission's October 7, 2025, public hearing on CUP No. 25-01 was published in the San Gabriel Valley Tribune, in compliance with the City's Code and Government Code Section 65091, and was posted at the Property, City Hall, the City's Council Chambers, Fire Station 118, and on the City's website; and

WHEREAS, on September 26, 2025, notice of the Planning Commission's October 7, 2025, public hearing on CUP No. 25-01 was also mailed to each property owner within 300 feet of the Property; and

WHEREAS, on October 7, 2025, 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: The Project is exempt from the requirements of CEQA pursuant to Section 15301 of the CEQA Guidelines (Categorical Exemption; Class 1), which exempts existing facilities. Planning Commission hereby determines that the project is exempt from the requirements of CEQA pursuant to Section 15301 of the CEQA Guidelines (Categorical Exemption; Class 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 key consideration is whether the project involves negligible or no expansion of use. The project aligns with the requirements of Section 15301 because the proposed Project involves no expansion of the building footprint, there are no tenant improvements or expansion of the building with the exception of removing some existing seating to accommodate a small area for live entertainment, and the proposed entertainment use will not go beyond the existing area. There is no significant change in the use since the entertainment will not occur daily or during the full hours of operation. The entertainment is ancillary to the main restaurant use and is therefore only a negligible expansion of the existing use.; and

SECTION 3: Based upon substantial evidence presented to the Planning Commission during the October 7, 2025, public hearing, including public testimony and written and oral staff reports, and which includes without limitation, CEQA, the CEQA Guidelines, and the City's Municipal Code, the Planning Commission finds as follows:

- (a) The proposed use is consistent with the goals and objectives of the general plan and any applicable redevelopment plan.

The Property is located within the Commercial General Plan Designation, which provides for a mixture of retail, service, tourist-serving, medical, professional office, entertainment, fitness, and dining uses. The operation of a restaurant with alcohol service and live entertainment is consistent with the Commercial designation. Restaurants with alcohol service, and ancillary live entertainment are permissible under the Commercial General Plan designation and zoning, subject to the approval of a CUP.

Furthermore, the General Plan does not establish specific goals or policies pertaining to restaurant uses with alcoholic beverage service and live entertainment. However, Staff has determined that the proposal may be found consistent with the General Plan and in support of the following General Plan goals and policies: Goal LU2, which encourages a competitive business climate and blend of businesses that best serve the long-term economic future of the City. Tepeyac has operated in the City for the past 15 years and has expanded its business by adding alcohol service and now is adding entertainment to be able to continue to operate its business for the long-term future therefore staying competitive and serving the City for the long-term economic future.

- (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 Property, with the existing site improvements, is of adequate size, shape, topography, and location to accommodate a restaurant use with alcohol service and the proposed addition of live entertainment. As a part of this request, no changes are proposed to the interior or exterior of the building, including site

design features such as walls, parking, loading facilities, and landscaping. The restaurant will remain a “bona fide eating place,” and continue to serve food and alcoholic beverages per the requirements of CUP No. 25-1. Public services and utilities are provided for on-site.

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

The Property is centrally located on Crossroads Parkway South. As a part of this request, no changes are proposed to the interior or exterior of the building or the overall function of the building. No tenant improvements are proposed. The parking requirements for this center were analyzed during the original entitlement process. The addition of entertainment to the existing use does not increase the area of the restaurant or require additional parking be provided. Additionally, the site will continue to be adequately served by all existing highways, streets, and other public and private service facilities.

- (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 live entertainment use will be compatible with the existing and future land uses within the zoning district and surrounding area, as it is a commercial use contemplated by the zoning district. The Project is located within an existing commercial center and a restaurant with alcohol service and live entertainment is a conditionally permitted use in the Commercial Zone. The proposed Project will be in a tenant space surrounded by other commercial and urban uses. No exterior or interior changes or modifications are proposed. Therefore, the restaurant use with alcoholic beverage service and live entertainment is appropriate for the location.

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

The restaurant with alcoholic beverage service and live entertainment will not be detrimental to the health, safety, or general welfare because the existing operational standards applicable to the alcoholic beverage control license and conditions of approval will address any potential negative or adverse impacts created by the use and the live entertainment. As required in Condition 10 any queueing of patrons outside of the establishment will be maintained in an orderly manner and situated to allow a clear pedestrian path of travel. Condition 11 will be imposed so that any patrons leaving the restaurant will be monitored to not create a nuisance by obstructing the sidewalk in the area of the business or adjacent business or by being publicly inebriated, noisy, or rowdy. The granting of the CUP will not negatively impact any sensitive land uses that may be nearby

because the Property is not surrounded by any sensitive land uses. The Property is surrounded by commercial uses to the east and west, heavy agricultural uses to the south located within unincorporated Los Angeles County, and State Route 60 to the north. Furthermore, Conditions of Approval provide the City the authority to revoke the CUP if it is discovered that the operators of the proposed use are violating state regulations or any condition(s) of this approval.

SECTION 4: 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 approves CUP No. 25-01 to allow a full-service restaurant with liquor service and live entertainment at the Property, subject to the conditions contained in Attachment 1, attached hereto, and incorporated herein by reference.

SECTION 5: 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 6: The Planning Commission Secretary shall certify 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 meeting held on October 7, 2025, by the following vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

ABSENT: COMMISSIONERS:

Jacob Cortez, Chairman

ATTEST:

Julie Gutierrez-Robles, Secretary

Attachment 1

Conditions of Approval – CUP 25-01

[Attached]



CITY OF INDUSTRY

ATTACHMENT 1

Standard Requirements and Conditions of Approval

Application: Conditional Use Permit No. 25-01

Applicant: Deborah Wade, on behalf of T&T Restaurant Group Inc.

Location: 13131 Crossroads Parkway South, City of Industry

Proposed Use: Full-service restaurant with a Type 47 Alcoholic Beverage Control license, and live entertainment.

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 City per Section 17.48.060 of the Zoning Code. Please note that if the design of your project or site conditions changes, the conditions of approval may also change. If you have any questions regarding these requirements, please contact the City of Industry.

1. Conditional Use Permit No. 25-01 hereby authorizes the operation of a full-service restaurant with the on-site sale of alcohol beverages, pursuant to a Type 47 License issued by the California Department of Alcoholic Beverage Control, along with live entertainment, at a business known as the Tepeyac Restaurant and Tequila Sports Bar, located at 13131 Crossroads Parkway South, further described as Assessor's Parcel Numbers 8125-059-025 and 29.
2. The primary use of the site shall be a restaurant/bar. The live entertainment shall be accessory to the primary use. The intended uses shall be in conformance with permitted uses as outlined in the regulations set forth in the approval of Conditional Use Permit No. 25-01. Any proposed change in use shall be reviewed and approved by the City. Any significant remodel or tenant improvements shall be reviewed by the City for consistency with the uses as approved in this Permit.
3. The Applicant shall operate in accordance with approved plans and specifications on file with the City of Industry Planning Department and shall be in compliance with all conditions of approval of Conditional Use Permit No. CUP 25-01, as approved by the Planning Commission on October 7, 2025.
4. The Applicant and Property Owner shall file an executed and acknowledged Acceptance of Terms and Conditions of the Conditional Use Permit within 10 days after the approval of said

entitlement. 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.

5. The Property Owner shall surrender CUP No. 10-04 as of the effective date of Resolution No. PC 2025-03. As of the effective date of the Resolution approving CUP No. 25-01, CUP No. 10-04 is null and void, and all rights and privileges granted under the CUP shall be of no further force or effect.
6. Pursuant to Section 17.04.100 of the City's Code, if the use for which this CUP was granted is discontinued for a period of 180 days or more, such use shall not be re-established, and the matter may be referred to the Planning Commission to initiate the proceedings for the revocation of this CUP.
7. Noncompliance with any Condition of Approval shall constitute a violation of the City's Code. Violations may be enforced in accordance with the provisions of Title 17 of the City's Code, and any other applicable ordinance, rule, or law.
8. Current and future property owners, business managers, operators, successors, assigns, etc. shall be responsible for ensuring and complying with all conditions of approval contained herein.
9. The Applicant and/or successor in interest shall comply with all Federal, State, County, and local laws, rules, and ordinances.

Business/Restaurant Operations

10. Any queueing of patrons outside of the establishment shall be maintained in an orderly manner and shall be so situated as to allow a clear pedestrian path of at least eight (8) feet on all sidewalk areas. Any queueing may not obstruct access to any other business.
11. Patrons awaiting entrance as well as those leaving the establishment shall be monitored so as to not create a nuisance by obstructing the sidewalk in the area of the business or adjacent business or by being publicly inebriated, noisy, or rowdy.
12. A point of contact shall be kept on file with the City in case any complaints arise. Complaints shall be responded to by the Owner/Permittee within 24 hours.
13. These conditions of approval shall be posted on-site and acknowledged by all management of the business and the property owner. It shall be the applicant/business owner's responsibility to provide these records to the City of Industry Planning Department upon request.
14. Live Entertainment, including but not limited to, amplified music, karaoke, performers, and dancing, is subject to compliance with Industry Municipal Code ("IMC") Chapter 17.12.030 and shall comply with all of the standards contained therein, and as may be amended from time to time.

15. The hours of operation shall be restricted to six a.m. to two a.m., seven days a week.
16. The applicant shall be responsible for monitoring both patron and employee conduct on the premises and within the parking areas under his/her control to assure such conduct does not adversely affect or detract from the quality of life for adjoining residents, property owners, and businesses.
17. At least one on-duty manager with authority over the activities within the facility shall be on the premises during business hours. The on-duty manager's responsibilities shall include the monitoring of the premises to ensure compliance with all applicable State laws, Municipal Code requirements and the conditions imposed by the Department of Alcoholic Beverage Control (ABC) and the conditional use herein.
18. The restaurant operator shall work cooperatively and continually with the Los Angeles County Sheriff's Department on an ongoing basis to enforce the submitted and approved Restaurant Safety and Security Plan and a Crisis Management Plan for the business and surrounding premises.
19. Kitchen food service shall be provided during all business-operating hours.
20. The business shall comply with all provisions of local, state, or federal laws, regulations, or orders, including but not limited to those of the California Department of Alcoholic Beverage Control, California Business and Profession Code Sections 24200, 24200.6, and 25612.5, as well as any condition imposed on any permits issued pursuant to applicable laws, regulations, or orders. This includes compliance with the City's business license regulations.
21. 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.
22. 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.
23. No outside cooking, food preparation, or sales of products or merchandise is allowed, unless approved in advance by the Planning Department.
24. A minimum, unobstructed pedestrian clearance of at least 48" in width shall be maintained along the entire length of the walkway for the outdoor dining area. If after commencement of operations, City Staff determines that 48" is inadequate based upon obstructions, pedestrian traffic volume, or other similar problems that may arise in the future, the City Staff may review and require more clearance area based on the location of walkway obstructions, pedestrian traffic volumes, or other similar problems.

25. Each minor at the facility shall be accompanied by an adult who must always remain in the building until the minor departs the building.
26. The Applicant shall not block out or tint any of the tenant building windows at any time. All windows shall be clear and remain translucent to the satisfaction of the Planning Department at all times.

ABC License/Sale of Alcoholic Beverages

27. 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. In the event that 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.
28. 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.
29. The Applicant and all successors and assigns shall operate the establishment as a bona-fide eating place, as defined by Business and Professions Code Section 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 the sale of beer ,wine, and distilled spirits(Type 47 Alcoholic Beverage Control License) only. The Applicant and successors shall always offer full meal/menu service during the times which beer and wine being served.
30. 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. The applicant shall, on the sixth month and twelve-month anniversary 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.
31. No sale or distribution of alcoholic beverages shall be made from a walk-up window.
32. 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.
33. Alcohol sales are on-sale, for on-site consumption only, no beer, wine or distilled spirits(“to-go”) are permitted.

34. Employees engaged in the sale or service of alcoholic beverages shall be at least 21 years old.
35. During the hours of operation, there shall be not less than one employee at least 21 years of age present in a managerial capacity.
36. 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."
37. 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.
38. No employee or agent shall solicit or accept any alcoholic or non-alcoholic beverage from any customer while on the property.
39. 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.

17.12.030 Entertainment and/or dance regulations

40. The business shall have a minimum of five thousand square feet of continuous building area to conduct entertainment and/or dancing.
41. The required security program shall be implemented and maintained in a manner satisfactory to the City and the Sheriff's department.
42. The entire premises is subject to inspection by the Los Angeles County Sheriff's Department and/or City representative at any reasonable time without prior notification.
43. Adequate lighting will be provided in the parking lot areas and access sidewalks at all times.
44. Applicant/Property Owner is responsible for acquainting all employees with these rules and all applicable local, county, state, or federal laws.
45. 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.
46. The noise level created by any entertainment use 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. Fifty-five dBA between seven a.m. and ten p.m. Fifty dBA between ten p.m. and seven a.m. for a cumulative period of more than thirty minutes in any hour;
 - b. Sixty dBA between seven a.m. and ten p.m. Fifty-five dBA between ten p.m. and seven a.m. for a cumulative period of more than fifteen minutes in any hour;

- c. Sixty-five dBA between seven a.m. and ten p.m. Sixty dBA between ten p.m. and seven a.m. for a cumulative period of more than five minutes in any hour;
 - d. Seventy dBA between seven a.m. and ten p.m. Sixty-five dBA between ten p.m. and seven a.m. at any time.
47. Any noise level measurements made shall be performed in accordance with the following criteria:
- a. "Noise level" means the "A" weighted sound pressure level in decibels obtained by using a sound level meter at slow response with a reference pressure of twenty micronewtons per square meter. The unit of measurement shall be designated as dB(A).
 - b. "Sound level meter" means an instrument meeting American National Standard Institute's Standard S1.4-1971 for Type 1 or Type 2 sound level meters or an instrument and the associated recording and analyzing equipment which will provide equivalent data.
48. Any violation of these regulations or any local, county, state or federal laws shall constitute grounds for revocation or suspension of the conditional use permit.

Code Requirements and Standards

The following is a list of Municipal 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 changes, the list may also change. If you have any questions regarding these requirements, please contact the City of Industry.

- 49. 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.
- 50. The applicant is responsible for acquainting all employees with these rules and all local, county, state, or federal laws.

Interpretation and Enforcement

- 51. The Applicant shall comply with all applicable Code requirements, conditions of approval, laws, rules, and regulations applicable to the development of the project.
- 52. 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 the Industry Municipal Code.

Indemnification

53. 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. 25-01. 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. 25-01.

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. 25-01, 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. The provisions of this Section shall survive the termination of this CUP.