
PLANNING COMMISSION REGULAR MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
MARCH 11, 2025
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CALL TO ORDER

The Regular Meeting of the Planning Commission of the City of Industry, California, was called to order by Chair Cortez at 11:30 a.m., in the City of Industry Council Chamber, 15651 Mayor Dave Way, California.

FLAG SALUTE

The flag salute was led by Chair Cortez.

AB 2449 VOTE ON EMERGENCY CIRCUMSTANCES (IF NECESSARY)

There was no need for AB 2449 vote, due to having a quorum and there were no Commissioners taking part remotely. The webcast was then terminated.

ROLL CALL

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

ABSENT: Roy Haber, Commissioner

STAFF PRESENT: Bing Hyun, Assistant City Manager; Mat Hudson, Engineering Manager; Bianca Sparks, Assistant City Attorney; and Julie Gutierrez-Robles, Secretary.

CONSENT ITEMS

CONSIDERATION OF THE MINUTES OF THE NOVEMBER 12, 2024 REGULAR MEETING

RECOMMENDED ACTION:

Approve as submitted.

MOTION BY VICE CHAIR WELCH, AND SECOND BY COMMISSIONER DIVERS TO APPROVE THE CONSENT ITEMS AS SUBMITTED. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

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

PUBLIC HEARING ITEMS

6.1 CONSIDERATION OF CONDITIONAL USE PERMIT NO. 23-06, TO ALLOW A FAST-FOOD RESTAURANT WITH A CLASS 41 ABC LICENSE FOR THE SALE OF BEER AND WINE FOR ONSITE CONSUMPTION, LOCATED AT 18558 GALE AVENUE, SUITES 266 & 268, CITY OF INDUSTRY, CALIFORNIA.

RECOMMENDED ACTION: *Staff recommends that the Planning Commission approve Conditional Use Permit 23-06 and approve Resolution No. PC 2025-01, with the Standard Requirements and Conditions of Approval, and notice of exemption regarding same.*

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

Chair Cortez asked if any Commissioners had any questions. There were none.

Chair Cortez opened the public hearing at 11:39 a.m.

Chair Cortez inquired if anyone wanted to be heard in opposition or in favor of the project.

The applicant Eddie Peng on behalf of Focus BBQ LA LLC., came forward and asked if any Commissioners had any questions. There were none.

Chair Cortez closed the public hearing at 11:40 a.m.

MOTION BY COMMISSIONER DIVERS, AND SECOND BY VICE CHAIR WELCH TO APPROVE CONDITIONAL USE PERMIT 23-06 AND APPROVE RESOLUTION NO. PC 2025-01, WITH THE STANDARD REQUIREMENTS AND CONDITIONS OF APPROVAL, AND NOTICE OF EXEMPTION REGARDING SAME. MOTION CARRIED 4-0, BY THE FOLLOWING VOTE:

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

CITY MANAGER REPORTS

There were none.

AB 1234 REPORTS

There were none.

COMMISSIONER COMMUNICATIONS

There were none.

PUBLIC COMMENTS

There were none.

ADJOURNMENT

There being no further business, the Planning Commission adjourned at 11:41 a.m.



JULIE GUTIERREZ-ROBLES
SECRETARY



JACOB CORTEZ
CHAIR