



CITY OF INDUSTRY

NOTICE OF PUBLIC HEARING

ZONING CODE AMENDMENT NO. 24-02 (REGULATIONS FOR EMERGENCY HOMELESS SHELTERS, EMPLOYEE HOUSING, LOW-BARRIER NAVIGATION CENTERS, MANUFACTURED HOUSING, MOBILE HOMES, SINGLE ROOM OCCUPANCY HOUSING, SUPPORTIVE HOUSING, ACCESSORY DWELLING UNITS, JUNIOR ACCESSORY DWELLING UNITS, AND TRANSITIONAL HOUSING FOR THE INSTITUTIONAL ZONE, RECREATION AND OPEN SPACE ZONE, AND HOUSING OVERLAY ZONE)

NOTICE IS HEREBY GIVEN that the City Council of the City of Industry will hold a public hearing on April 11, 2024 at 9:00 a.m., or as soon thereafter as the matter may be heard, in the Council Chambers, located at 15651 Mayor Dave Way, City of Industry, California, to consider the following matter:

Project Description: Consideration of:

Zoning Code Amendment No. 24-02, an Amendment to the Zoning Code to amend Chapter 17.08 (Definitions) to add definitions for emergency homeless shelter, employee housing, low-barrier navigation center, manufactured housing, mobile home, and single room occupancy housing, and amend the definition of supportive housing; amend Chapter 17.18 (Institutional Zone) to amend Section 17.18.050 (Emergency homeless shelters) to revise objective standards for emergency homeless shelters; amend Chapter 17.22 (Housing Overlay Zone) to amend subsection 17.22.030 (Permitted uses) to add junior accessory dwelling units and provide clarification of other existing permitted uses and amend subsection 17.22.040 (Application) to revise procedures for review; amend Chapter 17.26 (Recreation and Open Space Zone) to amend subsection 17.26.020 (Uses permitted) to add employee housing and accessory dwelling units, and adopt a notice of exemption regarding same, and marking findings in support thereof.

Project Location: Institutional Zone, Recreation and Open Space Zone, and Housing Overlay Zone.

Planning Commission Determination: On March 26, 2024, the Planning Commission conducted a duly noticed public hearing to consider all testimony written and oral, and adopted Resolution No. PC 2024-07, rescinding Resolution No. PC 2024-02, and recommending that the City Council adopt Zoning Code Amendment No. 24-02, amending Chapter 17.08 (Definitions), Chapter 17.18 (Institutional Zone), Chapter 17.22 (Housing Overlay Zone), and Chapter 17.26 (Recreation and Open Space Zone), of Title (Zoning) of the City of Industry Municipal Code, to implement the City's 2021-2029 Housing Element, and adopt a notice of exemption regarding same, and making findings in support thereof.

A copy of all relevant material, including the ordinance, 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 Kathy Tai, Development Services Manager, at the City of Industry at 626-333-2211 extension 232 or by email at ktai@cityofindustry.org if you have questions.

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

Time: 9:00 a.m.
Date: April 11, 2024
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 proposed ordinance 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 City Council of the City of Industry at, or prior to, the public hearing.

Julie Gutierrez-Robles, City Clerk