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PLANNING COMMISSION SPECIAL MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
FEBRUARY 6, 2024  
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**CALL TO ORDER**

The Special Meeting of the Planning Commission of the City of Industry, California, was called to order by Chair Cortez at 11:31 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  
Roy Haber, Commissioner

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

**PUBLIC COMMENTS**

There were none.

**CONSENT CALENDAR**

There were no public comments.

City Manager Josh Nelson pulled Item Nos. 6.1 and 7.1, from today's agenda. These two items go hand in hand and will be re-noticed for a future meeting.

**6.1 CONSIDERATION OF RESOLUTION NO. PC 2024-03 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, FINDING THAT THE VACATION OF KAPLAN AVENUE AND THE DISPOSITION OF**

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**THE REAL PROPERTY THEREIN CONFORM TO THE CITY OF INDUSTRY GENERAL PLAN PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 65402**

*RECOMMENDED ACTION:*  
03.

*Adopt Resolution No. PC 2024-*

*This item was removed from the agenda.*

**PUBLIC HEARING ITEMS**

**7.1 INITIAL STUDY/MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM, GENERAL PLAN AMENDMENT NO. 22-02 TO CHANGE THE GENERAL PLAN LAND USE DESIGNATION FROM COMMERCIAL TO EMPLOYMENT FOR ASSESSOR'S PARCEL NUMBERS 8250-001-011, AND 8250-001-012, ZONE CHANGE NO. 22-02 TO CHANGE THE ZONING CLASSIFICATION FROM COMMERCIAL (C) TO INDUSTRIAL (M) FOR ASSESSOR'S PARCEL NUMBERS 8250-001-011, AND 8250-001-012, TENTATIVE PARCEL MAP NO. 22-01 (TPM 083978) TO MERGE SEVEN (7) EXISTING PARCELS INTO A SINGLE 10.09-ACRE PARCEL, AND DEVELOPMENT PLAN APPLICATION NO. 22-07 FOR THE PROPOSED CONSTRUCTION OF A 205,460 SQUARE-FOOT TILT-UP CONCRETE INDUSTRIAL BUILDING AND ASSOCIATED IMPROVEMENTS.**

*This item has been removed from the agenda. The item will be re-noticed for a future meeting.*

**7.2 CONSIDERATION OF A RESOLUTION APPROVING CONDITIONAL USE PERMIT NO. 23-07, FOR A CLASS 41 ABC LICENSE TO ALLOW FOR THE SALE OF BEER AND WINE AT AN EXISTING RESTAURANT CALLED GOURD BRO, LOCATED AT 18007 GALE AVE, CITY OF INDUSTRY, CALIFORNIA, THE ADOPTION OF A NOTICE OF EXEMPTION THE REGARDING SAME, AND MAKING FINDINGS IN SUPPORT THEREOF**

*RECOMMENDED ACTION:*

*Adopt Resolution No. PC 2024-04 approving Conditional Use Permit 23-07, the Standard Requirements and Conditions of Approval, and notice of exemption regarding same.*

Contract Associate Planner, Dina Lomeli provided a staff report and was available to answer any questions.

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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. There were none.

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

MOTION BY VICE CHAIR WELCH, AND SECOND BY COMMISSIONER HABER TO ADOPT RESOLUTION NO. PC 2024-04 APPROVING CONDITIONAL USE PERMIT 23-07, THE STANDARD REQUIREMENTS AND CONDITIONS OF APPROVAL, AND NOTICE OF EXEMPTION REGARDING SAME. MOTION CARRIED 5-0, BY THE FOLLOWING VOTE:

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

#### **CITY MANAGER REPORTS**

Assistant City Manager Bing Hyun asked if the Commissioners would be available on February 27, 2024, and again on March 26, 2024, for a special meeting to update and approve an ordinance pertaining to the Housing Element? The intention would be to then cancel the March 12<sup>th</sup> regular meeting. All Commissioners said "yes, they could attend".

#### **AB 1234 REPORTS**

There were none.

#### **COMMISSIONER COMMUNICATIONS**

There were none.

#### **ADJOURNMENT**

There being no further business, the Planning Commission adjourned at 11:42 a.m.

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JACOB CORTEZ  
CHAIR



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JULIE GUTIERREZ-ROBLES  
SECRETARY