
PLANNING COMMISSION SPECIAL MEETING MINUTES
CITY OF INDUSTRY, CALIFORNIA
FEBRUARY 27, 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 11:30 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
Roy Haber, Commissioner

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

CONSENT CALENDAR

There were no public comments.

5.1 CONSIDERATION OF RESOLUTION NO. PC 2024-05 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, FINDING THAT THE ACQUISITION OF A NON-EXCLUSIVE ROADWAY EASEMENT AT 15421 EAST GALE AVENUE, CITY OF INDUSTRY CONFORMS TO THE CITY OF INDUSTRY'S GENERAL PLAN PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 65402

RECOMMENDED ACTION:
05

Adopt Resolution No. PC 2024-

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MOTION BY COMMISSIONER HABER, AND SECOND BY COMMISSIONER DIVERS TO ADOPT RESOLUTION NO. PC 2024-05. 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

PUBLIC HEARING ITEMS

6.1 CONSIDERATION OF RESOLUTION NO. PC 2024-01, RECOMMENDING THAT THE CITY COUNCIL ADOPT ZONING CODE AMENDMENT NO. 24-01, AMENDING TITLE 17 (ZONING) OF THE CITY OF INDUSTRY MUNICIPAL CODE TO AMEND CHAPTER 17.08 (DEFINITIONS) AND ADD CHAPTER 17.80 (ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS), AND ADOPTING A NOTICE OF EXEMPTION REGARDING SAME, AND MAKING FINDINGS IN SUPPORT THEREOF

RECOMMENDED ACTION:
01.

Adopt Resolution No. PC 2024-

Assistant City Manager, Bing Hyun, introduced Development Services Manager, Kathy Tai, to provide a staff report and said Erin Lapeyrolerie, Special Counsel with Goldfarb & Lipman LLP was also available online. Also, Assistant City Attorney Bianca Sparks, was available for questions.

Chair Cortez opened the public hearing at 11:35 a.m.

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

Assistant City Attorney Bianca Sparks said before the start of this meeting, a women came by and dropped off a letter on behalf of residents, primarily from the City of Walnut. Ms. Sparks stated that she believes there is a misunderstanding amongst the residents because they are referencing the prior housing project from multiple years ago with National Core, which they are against. This letter should be kept in our files for the record and the City Clerk should summarize the letter for the Commission.

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City Clerk, Julie Gutierrez-Robles, stated for the Commission, that the residents are against the risk of the general plan amendment 17-1 and zone changes, and they believe it has to do with National Core and the City of Industry. They provided a letter along with a list of multiple signatures.

Assistant City Manager, Bing Hyun, clarified for the record that there are absolutely no housing projects being proposed today in this resolution. It is only adopting regulatory changes that are required by the state of California.

Chair Cortez closed the public hearing at 11:36 a.m.

MOTION BY COMMISSIONER DIVERS, AND SECOND BY COMMISSIONER HABER TO ADOPT RESOLUTION NO. PC 2024-01. 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

6.2 CONSIDERATION OF RESOLUTION NO. PC 2024-02, 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 17 (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

RECOMMENDED ACTION:
02.

Adopt Resolution No. PC 2024-

Development Services Manager, Kathy Tai provided a staff report on the above public hearing and was available to answer any questions.

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.

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

Chair Cortez inquired if anyone had comments or questions, there were none.

There were no public comments.

MOTION BY COMMISSIONER DIVERS, AND SECOND BY VICE CHAIR WELCH TO ADOPT RESOLUTION NO. PC 2024-02. 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

There were none.

AB 1234 REPORTS

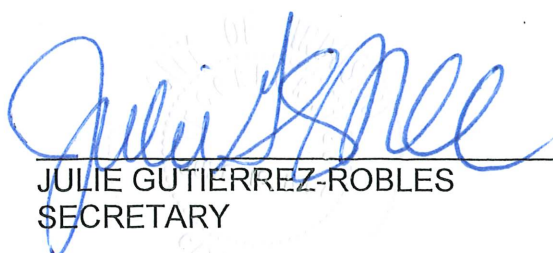
There were none.

COMMISSIONER COMMUNICATIONS

There were none.

ADJOURNMENT

There being no further business, the Planning Commission adjourned at 11:40 a.m.



JULIE GUTIERREZ-ROBLES
SECRETARY



JACOB CORTEZ
CHAIR