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PLANNING COMMISSION REGULAR MEETING MINUTES  
CITY OF INDUSTRY, CALIFORNIA  
JULY 9, 2024  
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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  
Roy Haber, Commissioner

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

**CONSENT ITEM**

Chair Cortez inquired if anyone had comments or questions regarding the Consent Calendar.

There were none.

**6.1 CONSIDERATION OF THE MINUTES OF THE FEBRUARY 6, 2024 SPECIAL MEETING, FEBRUARY 27, 2024 SPECIAL MEETING, AND THE APRIL 9, 2024 REGULAR MEETING**

*RECOMMENDED ACTION:*

*Approve as submitted.*

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MOTION BY COMMISSIONER HABER, AND SECOND BY COMMISSIONER DIVERS, TO APPROVE THE CONSENT CALENDAR. 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 HEARINGS**

**7.1 CONSIDERATION OF AN 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, AND ZONE CHANGE NO. 22-02 TO CHANGE THE ZONING CLASSIFICATION FROM COMMERCIAL (C) TO INDUSTRIAL (M), FOR PROPERTIES LOCATED AT 15940 AND 16016 AMAR ROAD (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 LOCATED AT 15940-16016 AMAR ROAD AND 15940-16040 KAPLAN AVENUE 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 AT THE PROPERTY GENERALLY LOCATED AT 15940 AND 16016 AMAR ROAD AND 16023, 15941, 15940, 16000, 16040 KAPLAN ROAD**

*RECOMMENDED ACTION:* *Adopt Resolution No. PC 2024-08, Resolution No. PC 2024-09, Resolution No. PC 2024-10, Resolution No. PC 2024-12, and Resolution No. PC 2024-13, recommending that the City Council approve the IS/MND, the General Plan Amendment, the Zoning Code Amendment, the Parcel Map, and the Development Plan.*

Contract Senior Planner, Dina Lomeli provided a staff report and said for the record that she had received an email from Bob Vessuto with questions about the project. Dina Lomeli then read both the questions and responses into the record. In addition, Contract Associate Planner Eduardo Manriquez received a phone call from a resident who lives off Echelon Drive. He expressed concerns about the Project's height and about construction timelines. Eduardo Manriquez informed the resident about the Projects'

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height and explained to him the Project had not been approved yet, therefore no construction was going to be done in the next ten days, as they believed it would. Contract Senior Planner, Dina Lomeli was available to answer any questions.

California Environmental Quality Act (CEQA) Consultant, Frank Coyle Director of Planning with CASC Engineering and Consulting, Inc., provided more information and details on the project along with mentioning two comment letters that were received by the City. One was from Blum, Collins & Ho LLP representing the Golden State Environmental Justice Alliance (GSEJA). The other comment letter was received from Lozeau Drury LLP representing the Supporters Alliance for Environmental Responsibility (SAFER). Both comment letters believe that the proposed Initial Study/Mitigated Negative Declaration (IS/MND) is flawed and that an Environment Impact Report (EIR) should be prepared for the Project. Staff has reviewed the comments and does not agree with the commenters' statements that an EIR must be prepared to analyze the impacts associated with the proposed Project. Staff believes the Draft IS/MND provides substantial evidence that implementation of the proposed Project would not create significant and unavoidable environmental impacts. Staff's response to the comment letters is attached to the Draft IS/MND in the agenda.

Frank Coyle mentioned that a third letter was received on July 7, 2024, directly from Steven Piepkorn with Golden State Environmental Justice Alliance, reiterating their belief that the MND is flawed, and a full Environment Impact Report (EIR) should be drafted and circulated for public review.

At the request of City Staff, Frank Coyle read a summary of the comments received from Lozeau Drury LLP and from Lum, Collins & Ho LLP, along with responses from CASC.

Contract Senior Planner, Dina Lomeli said based on this analysis, staff recommends that the Commission adopt these resolutions.

Chair Cortez opened the public hearing at 12:44 p.m.

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

Spencer B. Kallick with Allen Matkins who is representing the applicant Hines Global Industrial came to speak about the importance of this project. He brought up local support and the creation of a significant number of jobs. This would fit right in with making the City of Industry the regional employment commercial hub while meeting the mission and vision of the community.

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Assistant City Attorney Bianca Sparks said that the three copies of the Power Point Presentation were distributed to the Commissioners, with one in the back and one with the City Clerk.

Jayson Baiz with the Laborers Union, Local 300, came to speak in favor of this project for generating good paying jobs in the area.

Assistant City Attorney Bianca Sparks confirmed that three (3) comment letters, two (2) emails and one (1) documented phone call received with questions, since the posting of the agenda, need be kept and noted for the record. Assistant City Manager Bing Hyun said yes, the Planners had these and would provide them to the City Clerk. Bing Hyun also wants the four (4) letters received in support of the project from San Gabriel Valley Civic Alliance, L.A. Metropolitan Hispanic Chambers of Commerce, San Gabriel Valley Regional Chamber of Commerce and the Industry Business Council be added to the record.

Chair Cortez closed the public hearing at 12:54 p.m.

MOTION BY COMMISSIONER DIVERS, AND SECOND BY VICE CHAIR WELCH TO ADOPT RESOLUTION NO. PC 2024-08, TO APPROVE THE IS/MND. 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

MOTION BY VICE CHAIR WELCH, AND SECOND BY COMMISSIONER DIVERS TO ADOPT RESOLUTION NO. PC 2024-09, TO APPROVE THE GENERAL PLAN AMENDMENT. 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

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MOTION BY COMMISSIONER HABER, AND SECOND BY COMMISSIONER DIVERS TO ADOPT RESOLUTION NO. PC 2024-10, TO APPROVE THE ZONING CODE AMENDMENT. 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

MOTION BY COMMISSIONER DIVERS, AND SECOND BY VICE CHAIR WELCH TO ADOPT RESOLUTION NO. PC 2024-12, TO APPROVE THE PARCEL MAP. 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

MOTION BY COMMISSIONER HABER, AND SECOND BY VICE CHAIR WELCH TO ADOPT RESOLUTION NO. PC 2024-13, TO APPROVE THE DEVELOPMENT PLAN. 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.

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**COMMISSIONER COMMUNICATIONS**

There were none.

**ADJOURNMENT**

There being no further business, the Planning Commission adjourned at 12:55 p.m.



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JACOB CORTEZ  
CHAIR



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JULIE GUTIERREZ-ROBLES  
SECRETARY