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# PLANNING COMMISSION

## CITY OF INDUSTRY

SPECIAL MEETING AGENDA  
FEBRUARY 13, 2018 11:30 A.M.



CHAIRMAN MICHAEL GREUBEL  
VICE CHAIRMAN JIM DIVERS  
COMMISSIONER HILDA RODRIGUEZ  
COMMISSIONER BECKY SIMON  
COMMISSIONER ANDRIA WELCH

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*Location: City Council Chamber, 15651 East Stafford Street, City of Industry, California*

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### **Addressing the Planning Commission:**

- ▶ **Agenda Items:** Members of the public may address the Planning Commission on any matter listed on the Agenda. In order to conduct a timely meeting, there will be a three-minute time limit per person for any item listed on the Agenda. Anyone wishing to speak to the Planning Commission is asked to complete a Speaker's Card which can be found at the back of the room and at the podium. The completed card should be submitted to the Secretary prior to the Agenda item being called by the Secretary prior to the individual being heard by the Planning Commission.
- ▶ **Public Comments (Agenda Items Only):** During public comments, if you wish to address the Planning Commission during this Special Meeting, under Government Code Section 54954.3(a), you may only address the Planning Commission concerning any item that has been described in the notice for the Special Meeting.

### **Americans with Disabilities Act:**

- ▶ In compliance with the ADA, if you need special assistance to participate in any City meeting (including assisted listening devices), please contact the City Clerk's Office (626) 333-2211. Notification of at least 48 hours prior to the meeting will assist staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting.

### **Agendas and other writings:**

- ▶ In compliance with SB 343, staff reports and other public records permissible for disclosure related to open session agenda items are available at City Hall, 15625 East Stafford Street, Suite 100, City of Industry, California, at the office of the City Clerk during regular business hours, Monday through Friday 9:00 a.m. to 5:00 p.m. Any person with a question concerning any agenda item may call the City Clerk's Office at (626) 333-2211.

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1. Call to Order
  2. Flag Salute
  3. Roll Call
  4. Public Comments

5. **ACTION ITEMS**

- a. Consideration of Resolution No. PC 2018-01 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, RECOMMENDING CITY COUNCIL ADOPTION OF THE MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM PREPARED FOR GENERAL PLAN AMENDMENT (GPA 17-1), AN AMENDMENT TO THE CITY'S MUNICIPAL CODE AND ZONING MAP TO ESTABLISH A RESIDENTIAL ZONE (ZC 17-1), LOT LINE ADJUSTMENT (LLA 83) AND DEVELOPMENT PLAN (DP 17-13) FOR THE PROPERTIES LOCATED AT 20137 AND 20249 E. WALNUT DRIVE SOUTH (CONTINUED FROM THE MEETING OF FEBRUARY 6, 2018)

*RECOMMENDED ACTION: Adopt Resolution No. PC 2018-01*

- b. Consideration of Resolution No. PC 2018-02 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF GENERAL PLAN AMENDMENT (GPA 17-1), AMENDING THE GENERAL PLAN TO ESTABLISH A RESIDENTIAL LAND USE DESIGNATION IN THE LAND USE ELEMENT; AMEND RELATED TEXT AND EXHIBITS OF THE CITY'S GENERAL PLAN; AND CHANGE THE LAND USE DESIGNATION OF 20137 E. WALNUT DRIVE SOUTH AND 20249 E. WALNUT DRIVE SOUTH FROM EMPLOYMENT TO RESIDENTIAL (CONTINUED FROM THE MEETING OF FEBRUARY 6, 2018)

*RECOMMENDED ACTION: Adopt Resolution No. PC 2018-02*

- c. Consideration of Resolution No. PC 2018-03 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING TITLE 17 (ZONING) OF THE CITY'S MUNICIPAL CODE TO ADD CHAPTER 17.30 (RESIDENTIAL ZONE), AND AMENDING CHAPTER 17.28.060 (MAP-ADOPTED) TO AMEND THE CITY'S ZONING MAP TO CHANGE THE ZONING DESIGNATION OF THE PROPERTIES LOCATED AT 20137 AND 20249 E. WALNUT DRIVE SOUTH FROM INDUSTRIAL TO RESIDENTIAL (CONTINUED FROM THE MEETING OF FEBRUARY 6, 2018)

*RECOMMENDED ACTION: Adopt Resolution No. PC 2018-03*

- d. Consideration of Resolution No. PC 2018-04 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF LOT LINE ADJUSTMENT 83, FOR THE PROPERTIES LOCATED AT 20137 AND

20249 E. WALNUT DRIVE SOUTH IN THE CITY OF INDUSTRY, CALIFORNIA, AND MAKING FINDINGS IN SUPPORT THEREOF (CONTINUED FROM THE MEETING OF FEBRUARY 6, 2018)

*RECOMMENDED ACTION: Adopt Resolution No. PC 2018-04*

- e. Consideration of Resolution No. PC 2018-05 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INDUSTRY, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF DEVELOPMENT PLAN 17-13 TO CONSTRUCT TWENTY-FIVE DETACHED DWELLING UNITS INCLUDING TWO VERY-LOW, AND TWO LOW INCOME UNITS, AND 4,300 SQUARE FEET OF COMMUNITY RECREATIONAL AREA, ON A 3.86-ACRE PROPERTY, LOCATED AT 20249 E. WALNUT DRIVE SOUTH (CONTINUED FROM THE MEETING OF FEBRUARY 6, 2018)

*RECOMMENDED ACTION: Adopt Resolution No. PC 2018-05*

6. **ORAL COMMENTS FROM THE PLANNING COMMISSION**

7. **ORAL COMMENTS FROM STAFF**

8. Adjournment. Next regular meeting will be on Tuesday, March 6, 2018 at 11:30 a.m.